



2000-2001 C.A.P.E.R.

CONSOLIDATED ANNUAL PERFORMANCE
AND EVALUATION REPORT



CITY OF AUSTIN

Neighborhood Housing and Community Development Office
505 Barton Springs Road, Suite 600
Austin, Texas 78704

(512) 974-3100

December 2001

CITY OF AUSTIN, TEXAS
CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT
FY 2000-01

TABLE OF CONTENTS

CHAPTER 1: GENERAL SUMMARY

Overview and Purpose.....	1-1
Assessment of Five-Year Goals and Objectives, 1995-2000	1-3
Table 1-1: Summary of Accomplishments, 2000-2005	1-8
Affirmatively Furthering Fair Housing	1-9
Affordable Housing.....	1-12
Table 1-2: Affordable Housing Goals and Accomplishments	1-15
Table 1-3: Beneficiary Demographics for Housing Programs	1-17
Table 1-4: Units Provided that are Accessible, Adaptable, or Visitable	1-19
Table 1-5: HACA-Comprehensive Grant Program	1-21
Continuum of Care (ESG Homeless Programs)	1-22
Other Actions	1-37
Leveraging Resources	1-42
Table 1-6: Summary of Leveraging.....	1-43
Citizen Comments	1-44
Self Evaluation.....	1-45

CHAPTER 2: COMMUNITY DEVELOPMENT BLOCK GRANT SUMMARY

Introduction/Accomplishments.....	2-1
Affordable Housing.....	2-1
Community and Economic Development.....	2-5
Public Services.....	2-7
Public Facilities.....	2-10
Federal Requirements:	
Certifications Followed.....	2-12
National Objectives	2-12
Displacement/Relocation.....	2-12
Job Creation.....	2-13
Service to Limited Clientele	2-13
CDBG Program Income	2-13
Neighborhood Revitalization Strategies.....	2-14
Table 2-1: CDBG Accomplishments, Housing Programs.....	2-15
Table 2-2: CDBG Accomplishments, Community and Economic Development Programs	2-16
Table 2-3: CDBG Accomplishments, Public Services Programs	2-17
Table 2-4: CDBG Accomplishments, Public Facilities	2-18
Table 2-5: Beneficiary Demographics for Community and Economic Development Programs.....	2-19

CHAPTER 3: HOME INVESTMENT PARTNERSHIP GRANT SUMMARY

Introduction/Accomplishments	3-1
Other HOME Requirements	3-6
Contracts and Subcontracts with MBEs and WBEs	3-6
Results of On-Site Inspections.....	3-7
Affirmative Marketing Actions	3-7
Outreach to Minority and Women-Owned Businesses	3-8
HOME Program Income	3-8
Table 3-1: Summary of HOME Accomplishments	3-9
Table 3-2: HOME Match Contributions	3-10

CHAPTER 4: HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS

Introduction/Accomplishments	4-1
Tables 4-1: Types of Housing Units Dedicated to Persons with HIV/AIDS	4-8
Tables 4-2: Comparison to Planned Actions Approved in the Consolidated Plan.....	4-10

CHAPTER 5: EMERGENCY SHELTER GRANT SUMMARY

Introduction/Accomplishments	5-1
Table 5-1: ESG Match Contributions	5-4

CHAPTER 6: PUBLIC PARTICIPATION

APPENDICES:

I. Financial Reports

Appendix I: Summary of Funds Available, Committed, and Expended by Grant
Summary Table- Transfer of Funds

II. Integrated Disbursement and Information Systems (IDIS)

III. Geographic Distribution of Expenditures by Grant Program

IV. Requests for Letters of Consistency

General Summary



Chapter One



CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

CHAPTER 1: GENERAL SUMMARY

OVERVIEW & PURPOSE

Every five years, the City of Austin is required by law to prepare a Consolidated Plan in order to receive federal funds from the U.S. Department of Housing and Urban Development (HUD). For each succeeding year, the City of Austin is required to prepare a one-year action plan to notify citizens and HUD of the City's intended actions during that particular fiscal year. This plan which includes citizen and stakeholder input is due to the HUD Field Office in San Antonio, Texas no later than August 15 annually. At the end of each fiscal year, the City must also prepare a Consolidated Annual Performance and Evaluation Report (CAPER) to provide information to citizens and HUD on what was accomplished. This information allows HUD, City officials, and the public to evaluate the City's performance and determine whether the activities undertaken during the fiscal year helped to meet the City's five-year goals and to address priority needs identified in the Consolidated Plan. This annual performance report, prepared with public review and comment, must be submitted to HUD annually by December 31.

The CAPER is comprised of two major components. The first consists of narrative sections that describe the City's actions to: meet five-year goals; affirmatively further fair housing; foster and maintain affordable housing; as well as detailed discussion of activities funded with federal grant monies. The second component of the CAPER contains performance reports generated by the Integrated Disbursement and Information System (IDIS), a database tracking system that is required and utilized by HUD. The IDIS reports, while not included in the CAPER due to their volume, are available upon request from the City of Austin, Neighborhood Housing and Community Development Office. Copies of annual Action Plans, CAPERs and the five-year Consolidated Plan are also available upon request.

FY 2000-01 CAPER

The FY 2000-01 Action Plan identified goals and objectives to be achieved during the first year of the Consolidated Plan, 2000-2005. This report – the FY 2000-01 CAPER – includes the goals established in the FY 2000-01 Action Plan and the City of Austin's efforts to achieve them. Additional information is included to summarize the City's achievements toward its 2005 goals. Resources for FY 2000-01 are:

Federal

Community Development Block Grant	\$8.1 million
CDBG Program Income	\$0.6 million
Emergency Shelter Grant Program	\$0.3 million
HOME Investment Partnerships Program	\$3.1 million
HOME Program Income	\$0.08 million
Housing Opportunities for Persons with AIDS	\$0.8 million
Section 8 Substantial Rehabilitation Contracts	\$0.02 million

State

Multifamily Bond Programs	\$20 million
Single-family Mortgage Revenue Bonds	\$15.6 million
Mortgage Credit Certificates	\$10 million

<u>Local</u>	
Housing Trust Fund	\$1 million
Housing Assistance Fund	\$1.5 million
General Fund	\$1.7 million

Integrated Disbursement and Information System

Production and financial activity for FY 2000-01 are reflected in IDIS. Though HUD requires funding commitments and expenditures by program in IDIS, this information is included in a table in Appendix I as a convenient reference for citizens. The City of Austin's efforts to correct entries in its IDIS database from 1997 to present are substantially complete. This has been a key priority of the City. A detailed progress report on those efforts may be found in Appendix II.

ASSESSMENT OF FIVE-YEAR GOALS AND OBJECTIVES FY 2000-2005

Federal Requirements: All grantees must demonstrate how activities undertaken during the program year address pertinent Strategic Plan objectives and areas of high priority identified in their five-year Consolidated Plan. Narrative information should be provided that describes how activities address these objectives so that overall performance in meeting Consolidated Plan goals can be assessed. For example, CDBG and ESG program activities that serve the homeless or persons with special needs should be referenced to specific objectives and/or goals in the Strategic Plan. This information should be summary information so that HUD and citizens can easily assess annual progress toward meeting longer term goals.

In 2000, the City of Austin prepared its second Consolidated Plan, as required by the U.S. Department of Housing and Urban Development (HUD). This Consolidated Annual Performance Report (CAPER) is the first year-end report for that Consolidated Plan. The five-year plan set goals to meet the most pressing housing and community development needs identified by community reports and input from residents and stakeholders. The Consolidated Plan combines in one report important information about Austin/Travis County demographics and economic activity as well as detailed information on the housing and job needs of its residents. The Plan outlines specific goals for addressing these needs.

The City of Austin considers the HUD planning process a viable and successful means to foster greater coordination of federal, state and local resources to address the identified needs of low and moderate-income residents of Austin. Federal mandates for the five-year Consolidated Plan of citizen participation, a housing market analysis, and an assessment of fair housing choice provide a foundation of information for the City and other stakeholders to use to invest its resources strategically and measure performance against stated goals and planned objectives. These goals and priorities help to drive program design and funding allocations in the annual Action Plans.

AFFORDABLE HOUSING

In order to improve housing services for residents, the City of Austin uses a continuum to link housing programs through the community and to assist residents in moving into the private housing market. The continuum extends across eight categories – from homeless services, emergency shelters, transitional housing, public and assisted housing, rental, first-time homebuyer to owner-occupied housing. The City established as its key housing goal the creation or retention of 5,000 affordable units annually by 2005. The City contracts with the Austin Housing Finance Corporation (AHFC) for its housing production, and thus to meet this 2005 goal.

Under contract with the City of Austin, AHFC operates consumer lending programs that provide down payment assistance and homeowner rehabilitation programs; and operates programs to develop affordable housing for rental and homeownership. AHFC also oversees subrecipient contracts to provide emergency home repairs, architectural barrier removal services, tenant based rental assistance, and landlord-tenant mediation services. AHFC is also responsible for implementing housing projects in accordance with the City-adopted affordable housing policy of S.M.A.R.T. Housing, a mechanism intended to create more affordable housing using market and development incentives.

Incorporating all funds and programs available for affordable housing, AHFC made substantial gains on the five-year production goal during the first year of the Consolidated Plan. The FY 2000-01 Action Plan

projected 2,639 units of housing production, 334 lot acquisitions, and 60 families served with Tenant-Based Rental Assistance (TBRA). During the fiscal year, 2,206 units were produced and occupied, 24 lots were acquired, 208 acres of vacant land were purchased, and 67 families were served with TBRA. Additionally, 754 clients were served with fair housing counseling services. With new affordable units created under the S.M.A.R.T. Housing initiative, annual housing production of 5,000 units will be met by 2005.

During FY 2000-01, AHFC began implementing new strategies to leverage federal and nonfederal funds, redesigned programs, and discontinued programs deemed to be insufficient for local demand. These changes will assist in making additional gains in achieving the 5,000 annual housing unit goal. First among the changes, most AHFC programs currently provide funds only in the form of loans. This will ensure that monies will be returned to expand the base of resources available to increase the supply of affordable housing programs. Second, other programs have been redesigned for increased effectiveness. For example, the Rehabilitation Loan Guarantee Fund, a locally-funded home repair program, is in the process of being redesigned to reach the target market of moderate-income homebuyers (80 percent to 120 percent area median income). This program was initially intended for low and moderate-income homebuyers; however, applicants applying for the program are lower income and meet requirements of the (federally-funded) Homeowner Moderate Rehabilitation program. Applicants for the Rehabilitation Loan Guarantee Fund must meet credit requirements and applicants for the Moderate Rehabilitation program are not required to meet credit requirements. Marketing strategies, including the development of a website, are being created to attract more applicants to the Rehabilitation Loan Guarantee Fund and stimulate mixed-income neighborhood revitalization.

In addition, the Homeowner Moderate Rehabilitation Program has been redesigned to discern between low and moderate-income applicants so that the program better meets their respective needs. The Down Payment Assistance Program has been redesigned to allow up to \$10,000 in needs-based assistance for income-eligible families purchasing their first home. Third, the Homeowner Rate Buy-Down Program was discontinued since the program did not meet the local needs for homeowner rehabilitation assistance. Funds for this program will be reprogrammed toward Emergency Home Repair and Architectural Barrier Removal Services.

In 2000-01, the owner-occupied Community Housing Development Organization (CHDO) program exceeded its goals by achieving ten more single-family units than anticipated. Overall, the combined rental and owner-occupied components of the Community Housing Development Organization (CHDO) program assisted 48 units during the fiscal year, exceeding its goal of 47 units. In addition, the Emergency Repair Program more than doubled budgeted units by completing 306 units more than projected. TBRA and Fair Housing Counseling also exceed their projected production goals.

Although falling short of the completed unit goal for the year, the Rental Housing Development Assistance program has initiated over 600 units that will be completed the following fiscal year and will count toward unit production at that time. Acquisition and Development Program funds in the amount of \$2.8 million were used to purchase more than 200 acres at Colony Park for the purpose of developing affordable housing. With the lot purchase performance requirement of 167 lots, this acquisition exceeds the projected production goal.

The availability, title issues, and cost of in-fill lots and other land for affordable housing continue to be a challenge across the city. Areas where lot availability has been traditionally available continued to experience significant increases in appraised values. This is resulting in increased subsidies in these properties and

ultimately, increased sales prices. Homeowners without clear titles who apply for assistance continue to present a challenge in meeting the need to provide affordable housing.

The Rehabilitation Loan Guarantee Fund experienced challenges as it began operating this fiscal year. Loan closings were limited due to the credit and title issues. The loan product needs to be redesigned to minimize the credit risk of applicants. In the next year, the program will be modified to better serve intended clients and marketing strategies will be initiated to reach the program's target market.

The Down Payment Assistance Program experienced difficulties due to both the limited availability of quality affordable homes in the City and the small amount of down payment assistance provided relative to the price of housing. In order to resolve this problem, AHFC is working with nonprofit and for-profit developers to increase the supply of new affordable homes and developing a purchase rehabilitation loan product to address the poor condition of housing stock in target neighborhoods.

The Down Payment Assistance program experienced an increase in denials due to the fact that properties were not passing the Housing Quality Inspection required to meet federal standards. The increased amount of down payment assistance allowable per home, the availability of AHFC Mortgage Credit Certificates, and historically low mortgage interest rates are expected to have an impact on increasing the number of low to moderate income first-time homebuyers in Austin.

Fiscal Year 2000-2001 was a record year for AHFC bond financing. Four out of eight projects submitted to the Texas Bond Review Board lottery received an allocation, two projects closed during the year, and AHFC issued \$23.6 million in bonds to finance the new construction of 456 units to be built over the next 14 to 18 months. The other two projects receiving an allocation are scheduled to close in December 2001 and January 2002. AHFC is currently structuring the refunding of a 1985 multifamily bond transaction. Additionally, 874 affordable housing units were preserved in 2000-01 using AHFC bond financing from fiscal year 1999-2000.

The S.M.A.R.T. Housing initiative is a creative policy adopted by Austin City Council in April 2000 to encourage development of reasonably priced, mixed income, accessible housing. It provides expedited review and processing by all City offices for certified residential developments. This initiative is the most successful housing production program of the City.

An estimated 600 single-family or multi-family units were expected to be certified for zoning, subdivision, site plan, or building permit review in 2000-01. However, the City greatly exceeded its goal, with 5,739 new housing units certified as meeting S.M.A.R.T. Housing criteria. Of these S.M.A.R.T.-certified units, 3,615 (63 percent) are reasonably-priced. Under S.M.A.R.T. program guidelines, units are considered reasonably-priced when they are affordable (at 30 percent or less of gross household income) to families whose incomes are 80 percent or below the area median.

ECONOMIC DEVELOPMENT

The FY 2000-01 Action Plan focussed on creating jobs for residents with low to moderate incomes by providing loans and technical assistance to micro-enterprise, small and minority-owned businesses. Economic development programs are expected to meet their five-year goal of creating/retaining 250 jobs for low and moderate-income residents. Total jobs created during FY 2000-01 were 71. The major programs that accomplished this job creation were Micro-enterprise Technical Assistance, Small Minority Business

Assistance, and the Business Assistance Center. Official report of jobs created or retained in FY 2000-01, however, is 29 due to federal reporting requirements.

The Neighborhood Commercial Management Program created more than half of the jobs expected for this reporting period – 21 jobs to benefit low to moderate-income residents. The shortfall is primarily due to the limited marketing of the program. Three loans were made that are expected to create 32 jobs the following fiscal year. Under the Micro-Technical Assistance (MTA) program, administered by the Businesses Investing in Growth (BiG) and Small Minority Business Assistance (SMBA) program and contracted out to several service providers, 729 businesses were served and 35 actual jobs were created, all of which benefit low to moderate-income residents.

The Small Business Assistance Center provides office space to small business development service providers, creating a one-stop shop for micro-enterprise, small and minority-owned businesses to receive technical and financial assistance. This reporting period, 15 actual jobs were created for low and moderate-income residents. The Community Development Bank program, operated by the Austin Community Development Corporation, continues to be an essential element in providing capital to small and minority owned businesses. Administrative issues delayed reporting accomplishments for this fiscal year.

Last year, the City Council directed NHCD to commission a broad ten-year regional plan for minority economic development and detailed two-year plan for immediate action. The City of Austin contracted with ICF Kaiser to prepare the plan. In April 2001, NHCD received the first draft of these plans in a report titled *Fostering the Austin Equitable Region*. Representatives of City departments, local minority chambers –of commerce, and other interested parties reviewed the draft and provided substantial comments to the consultant. In August 2001, a revised draft was presented to the City, prompting another round of comment and review. The consultant is incorporating these comments, and will present a final draft of the report to the City in November 2001.

When this report is completed, it will be used, along with the results of the Minority Economic Development Strategy and the report of the Austin Equity Commission, to draft a work plan of short-term actions that can be accomplished in roughly two years. We anticipate that this work plan will be complete and ready for implementation by Spring of 2002. The implementation of the plan will require extensive collaboration between Austin's business, education, and government sectors.

Together, these short and long term plans will help develop and strengthen Austin's minority business community; stimulate the growth of better-paying jobs for minority and low-income residents, and improve the links between these communities and Austin's growing economic engine.

The revitalization of East 11th and 12th Streets commercial corridors continues to be a priority of the City. The East 11th and 12th Streets Redevelopment Program encourages private investment and stimulates economic growth within these two commercial corridors. The City has contracted with the Austin Revitalization Authority (ARA), a community-based, private non-profit corporation, to manage the revitalization activities. Acquisition of property is underway for the development of 95,000 square feet of office and retail space on East 11th Street. The restoration of a historic structure on East 11th Street by ARA was completed. ARA is also planning for the development of 24 market rate townhouses and the restoration of another historic structure in the redevelopment area. Except for the market rate townhouses, these projects will utilize a portion of the \$9 million in Section 108 loan proceeds secured from HUD in December 1999.

PUBLIC FACILITIES

Given the critical need for affordable housing, child care and youth services, no new public facilities were recommended in the Consolidated Plan. Thus, the CAPER will report the progress of facilities under development. The City of Austin had six public facility projects funded and in various stages of development during the year. The El Buen Pastor Child Care facility is in operation but minor construction issues remain so that the project has not been officially completed. These issues are expected to be completed by January 1, 2002. The facility has been in operation since June, serving 72 children at 80 percent or below median family income. Two other facilities, Travis County Children's Advocacy Center (Center) and the Big Brothers/Big Sisters of Central Texas, Inc. both experienced cost-related delays with their projects. Construction on the Center is scheduled to begin this year. Big Brothers/Big Sisters is in the process of hiring a consultant to produce specifications. The Austin/Travis County MHMR Infant/Parent Training Center has been completed and is in use. The facility served 573 youth during the year.

Three homeless shelters are also under development. A facility to serve women and children is currently under construction and will be completed in January 2002. A new permanent downtown homeless facility is currently in the final design stages, with construction to begin in June 2002. This facility will house 100 persons per night (250 in an emergency). Health care, counseling services and a job referral service will be offered in the facility. A temporary shelter was developed and is in operation for the Austin Resource Center for the Homeless to serving the homeless male population of the city until the permanent facility is completed.

PUBLIC SERVICES

The Consolidated Plan established a goal of increasing opportunities for self sufficiency but did not outline how to measure the City's progress. Thus, the City plans to use as the baseline the number of people who benefited from public services programs offered in FY 1999-2000, as reported in the CAPER. A total of 22,422 were served, primarily through the Housing and Information Referral Service and the Neighborhood Services program. The City will measure progress toward increasing opportunities by serving more than that amount annually until 2005. In FY 2000-01 more than 31,000 residents benefited, again primarily from the Housing and Information Referral Service and the Neighborhood Services program.

Public Services programs supported by Community Development Block Grant funds have focused on affordable child-care, youth and service delivery to neighborhoods. Almost 300 low and moderate-income families were provided subsidized child-care services through programs offered by the City. This continues to be a critical need of the Austin community. More than 140 youth were served through the programs offered by the City. One of the programs is the Youth and Family Assessment Center (The Link). This is a new concept in service delivery in Austin and Travis County. Clients are provided intake and assessment by The Austin Project, an Austin/Travis County Social Services contractor, who works with the client and family to develop a plan of care. Clients are referred to community and social services as part of their individual plan of care. The Austin/Travis County Mental Health Mental Retardation (MHMR) Center is under contract with Austin/Travis County Health and Human Services to provide Managed Service Organization, (MSO) for this service delivery system. Over 16,000 people were served under the Neighborhood Support Program, primarily from the 10 neighborhood cleanups in the City's CDBG priority areas. The substantial increase in the number of people served is attributed to a large area covered by the neighborhood cleanups.

Table 1-1
Assessment of Five-Year Goals and Objectives, FY 2000-01

PROGRAM	2005 GOAL	FY 2000-01		FY 2001-02		FY 2002-03		FY 2003-04		FY 2004-05	
		Actual	Percent of Goal	Actual	Percent of Goal	Actual	Percent of Goal	Actual	Percent of Goal	Actual	Percent of Goal
Affordable Housing:	Create and/or retain 5,000 units annually by 2005	2,206	44%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Community and Economic Development:											
Job Creation	Create and/or preserve 250 jobs annually by 2005	29	12%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Revitalization	Revitalize East 11th and 12th street corridor	*		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Public Services:	Increase opportunities for self-sufficiency (measured as increase/decrease from FY 1999-00)	+9,349	42%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Public Facilities:											
El Buen Pastor Childcare Center		*		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Big Brothers/Big Sisters of Central Texas		*		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Travis County Children's Advocacy Center		*		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Permanent Downtown Homeless Shelter		*		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Austin Resource Center for the Homeless		*		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Women and Children's Shelter		*		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Emergency Shelter Grant:	No goal set	N/A		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Housing Opportunities for Persons with HIV/AIDS:	No goal set	N/A		N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

* Projects are underway.
N/A = Not applicable

AFFIRMATIVELY FURTHERING FAIR HOUSING

Summary of Accomplishments, FY 2000-01

Federal Requirements: Indicate actions taken to affirmatively further fair housing, including:

- (1) actions taken regarding completion of an analysis of impediments to fair housing choice**
- (2) a summary of impediments identified in the analysis**
- (3) actions taken to overcome the effect of impediments identified in the analysis.**
(24 CFR 91.520(a))

Every five years, cities are required by federal law to assess barriers to fair housing choice. In June 2000, the City of Austin released its *Analysis of Impediments to Fair Housing Choice in the City of Austin* prepared by Diana McIver and Associates. This report identified the following concerns with regard to fair housing in Austin, which were addressed in Austin's Consolidated Plan, 2000-05:

- Mortgage lending discrimination based on race or ethnicity
- Homeowners' insurance discrimination based on race or ethnicity.
- Rental housing discrimination based on disability
- Affordable housing crisis in Austin for low-income people, especially those with disabilities

The 2000 *Analysis of Impediments* set forth eight recommendations to address these concerns. This chapter outlines these recommendations and highlights key steps taken by the City of Austin and its subrecipients toward meeting these goals.

Recommendation: Increase the Profile of Fair Housing

Accomplishments/Status of Activity:

The City of Austin's contract with the Austin Tenants' Council exceeded its goal of serving 630 households. A total of 663 households were provided counseling on renters rights, and 91 households were provided tenant-landlord mediation services, bringing the total number of households served to 754. Included in the total number of households served were 305 fair housing complaints that were identified throughout the year. During the year, staff of the Tenants' Council provided 24 presentations on renters rights to various groups.

Recommendation: Increase Coordination and Cooperation Among City Departments/Agencies

Accomplishments/Status of Activity:

S.M.A.R.T. Housing Initiative. A creative initiative adopted by Austin City Council in April, 2000 encourages development of reasonably priced, mixed income housing and requires units to meet accessibility standards. A key benefit for project certified is expedited review and processing by all City offices. This program has encouraged City departments to work together to increase the supply of affordable, accessible housing by expediting reviews and inspections and evaluating proposed code and rules changes for their impact on housing affordability.

Recommendation: Increase the Supply of Affordable Housing

Accomplishments/Status of Activity:

Austin Housing Finance Corporation (AHFC). The City of Austin, under contract with AHFC, administers several programs that create new affordable housing. Key production programs in FY 2000-01 were the Rental Housing Development Assistance, Community Housing Development Organizations, and the City's multifamily housing bond finance programs. For detailed information, please see the following section, "Affordable Housing."

S.M.A.R.T. Housing Initiative. A creative initiative adopted by Austin City Council in April 2000 encourages development of reasonably priced, mixed income housing and requires units to meet accessibility standards. This program exceeded expectations in FY 2000-01, creating 3,615 new reasonably-priced units affordable (at 30 percent or less of gross household income) to families whose incomes are 80 percent or below the area median.

Recommendation: Revisit the Fair Housing Ordinance

Accomplishments/Status of Activity:

The City of Austin took no direct action to expand legal protections against discrimination based on source of income. Emphasis has been placed instead on increasing and improving housing choice for people with very low incomes. For example, the City provided gap financing to assist in the creation of a transitional housing facility, which served 164 families with extremely low incomes in FY 2000-01.

Recommendation: Revisit Occupancy Standards in the City of Austin

Accomplishments/Status of Activity:

The City of Austin adopted the Uniform Housing Code – the least restrictive occupancy codes -- in 1988. It is currently considering adoption of the International Building Codes that would establish common residential construction and occupancy standards throughout the country. These would provide clear minimum square footage standards for bedrooms and living areas in all residential construction.

Recommendation: Increase the Supply of Accessible Units in the City of Austin

Accomplishments/Status of Activity:

See Table 1-4 for summary of accessible, adaptable, and visitable units provided in FY 2000-01.

Apartment Surveys. Under contract with the City of Austin, Disability Assistance of Central Texas conducted 120 apartment surveys to determine the location of accessible/adaptable units in Austin. Of those surveyed, 71 apartments have accessible units or ones that can be adapted for use by a disabled resident. A list of these housing units was developed and updated monthly by Disability Assistance and provided to the City and 30 disability-related organizations.

S.M.A.R.T. Housing Initiative. A creative initiative adopted by Austin City Council in April 2000 stipulates that all single-family units meet standards reflected in the City's Visitability Ordinance and that all multifamily units comply with the Voluntary Compliance Agreement. Single-family and multi-family development representing 5,739 new housing units (63 percent of which are reasonably-priced) that meet S.M.A.R.T. Housing criteria have been certified to proceed.

Building permits for 628 new multi-family units were issued as well as building permits for 189 single-family units. All of the single-family units will meet Austin's Visitability Standards. At least 10 percent of the multi-family units will be accessible, and at least 25 percent will be adaptable. At least 50 percent of the 817 units under construction will meet Austin's "reasonably-priced" standard -- available to families at 80 percent of median family income or below who spend no more than 30 percent of their gross income on housing (including utilities). This program will increase substantially the number of housing units available to disabled residents. The program also educates all builders and developers who inquire on the needs of disabled residents.

AFFORDABLE HOUSING

Summary of Accomplishments, FY 2000-01

Federal Requirements: Evaluation of progress in meeting the specific objective of providing affordable housing, including the number of extremely low-income, low income, and moderate-income renter and owner households assisted in fiscal year 1999/2000 and the number of households assisted with housing that meets the Section 215 definition of affordable housing for rental and homeownership. This summary of progress includes a comparison of actual accomplishments with proposed goals for the 1999-2000 reporting period, efforts to address “worst-case needs,” and the accessibility needs of persons with disabilities.

The City of Austin uses a continuum to link housing programs through the community and to assist residents in moving into the private housing market. The continuum extends across eight categories – from homeless services, emergency shelters, transitional housing, public and assisted housing, rental, first-time homebuyer to owner-occupied housing. Homeless and Emergency Shelter services are provided through the City’s Health and Human Services Department. They administer programs that serve hundreds of people with dire housing needs. Programs provide operational support to homeless service providers and offer support services to Austin residents who are living with HIV/AIDS and their families.

The City contracts with the Austin Housing Finance Corporation (AHFC) for most of its housing production. These include Owner-Occupied Housing, First-Time Homebuyer programs, Rental Housing, and Transitional/Assisted Housing. Under Owner-Occupied Housing, AHFC exceeded its goal by 17 percent by completing 816 units where 698 were anticipated. While much of the gain in units were due to augmented production efforts in Emergency Home Repair, AHFC also instituted changes to the Homeowner Moderate Rehabilitation and Rate Buy-Down programs which simplified the process of recapturing loan funds and discontinuing grant programs. Four units were completed in 2001 under these programs, totaling \$244,973.

Program guidelines for the Moderate Rehabilitation program incorporated changes to recapture funds through loan paybacks; however, the guidelines were determined to be too restrictive for low-income households (less than 50% of HUD median income). The Moderate Rehabilitation program provides financial assistance to low and moderate-income homeowners to repair or reconstruct homesteads. Although no units were completed under the Moderate Rehabilitation program in 2001, it received 38 applications and closed seven loans encumbering more than \$175,000 for the following fiscal year. Its program guidelines have also been modified and will supplemented with a more targeted marketing strategy.

The Homeowner Rate Buy-Down program was intended to reduce private financing costs for home rehabilitation needs of income-eligible homeowners. However, the reduction of interest rates over the fiscal year and the difficulty of many clients’ inability to qualify for private financing resulted in a lack of participation by financial institutions and interested clients. This program produced no units and was halted during the fiscal year.

Although the local economy had a significant impact on the performance of activities under First-Time Homebuyer programs, investments in property for affordable housing will provide opportunities over the next few years. The Down Payment Assistance program had produced increasing numbers of clients served over the last three years. In 2000-01, this trend slowed due to the lack of supply of homes eligible for the program and the slowing of the local economy. The 172 families served under this program fell short of the 400 that were originally anticipated. In the upcoming fiscal year, program guidelines for the DPA program

will be changed to increase the amount of assistance per home to \$10,000. This is expected to expand the pool of clients who will be able to purchase homes in the City of Austin, but may be negatively impacted by the lead-based paint requirements.

Under the Acquisition and Development program for single-family housing, \$2.8 million in non-federal funds were allocated for the purchase of 208 acres of property located at Colony Park for the development of affordable housing. Units on this property will not be complete for 24-48 months. This property acquisition exceeds the performance requirement of acquiring 167 lots for the year. In addition, 9 homes were completed and 24 in-fill lots were purchased by the end of the fiscal year. These lots are expected to result in single-family houses in the following fiscal year. CHDO production for single-family homes also exceeded production goals by 45 percent, creating 32 single-family homes, 10 more than expected.

The Anderson Hill Redevelopment Project, formerly known as Scattered Cooperative Infill Program (SCIP) II, finished its overall development plan and established a construction schedule. Three of the twenty-six units expected were under construction by October 2001. A \$500,000 grant from the U.S. Department of Interior was awarded for the redevelopment of Lott Park.

The Architectural Barrier Removal (Rental) and Rental Housing Development Assistance (RHDA) Programs fell short of their goals in FY 2000-01. Due to contract negotiations and delays, Architectural Barrier Removal (Rental) produced 64 units, about half of the expected production. Although the RHDA completed 70 percent, or 208 units of the 300 anticipated, an additional 425 units have been financed and are expected to reach completion in the following fiscal year. The CHDO Rental Program completed 16 – or 64 percent--of the 25 units anticipated for the fiscal year. Another 24 CHDO units have been financed and are expected to be completed in FY 2001-02. AHFC exceeded its goals in Transitional/Assisted Housing by providing Tenant-Based Rental Assistance to 67 families, seven more than expected. Section 8 assistance performance was met by continuing service to four families.

In its bond programs, AHFC exceeded its 2000-01 goal by completing 156 percent of expected units. A total of 874 multi-family bond units were completed and occupied, exceeded the program goal by 314 units. AHFC also issued \$23.6 million in bonds to finance the new construction of 456 units that will be constructed by 2003.

The bond program's over-production helped to offset the lack of available single-family inventory needed for the Mortgage Assistance program, which uses Mortgage Credit Certificates (MCC) converted from Single-Family Bond Authority to provide assistance to first-time homebuyers. Since only new homes priced at or below \$125,000 were eligible for the program, high housing prices made most new homes ineligible. Staff has addressed this by approving an increase in eligible new home prices. In addition, the program will also incorporate existing homes in the following fiscal year. No homes were completed under the Mortgage Assistance program in 2000-01. MCC authority is only available for three years from the date of approval, July 2001. Staff expects this authority to be exhausted within this time frame.

In 2000-01, the City of Austin, through its contract with the AHFC, assisted 2,206 families who earn 80 percent or less of the area median income by the creation or retention of housing. AHFC also invested in future units by acquiring 208 acres at Colony Park and 24 in-fill lots. The Colony Park property was acquired with non-federal funds for the purpose of future development of affordable housing. AHFC also served 67 clients with Tenant-Based Rental Assistance and 754 clients with tenant -landlord mediation services.

AHFC also addressed worst-case housing needs by the availability of the Rental Housing Development Assistance Program (RHDA). This program provides assistance to developers and non-profit groups for the acquisition, rehabilitation or new construction rental housing projects by leveraging private and other available public resources. These multi-family projects focus on the provision of affordable units, including opportunities for Single-Room Occupancy and transitional housing projects. In 2000-01, the RHDA program produced to completion 208 affordable units, with an additional 425 units in progress that are expected to be complete within the following fiscal year.

In its efforts to incorporate accessibility needs for persons with disabilities, AHFC requires that all housing contracts initiated after April 2000, including bond-financed units, meet the City's S.M.A.R.T. Housing requirements. S.M.A.R.T. Housing requires all assisted units to be visitable according to the Visitability Ordinance (981007-A). The Visitability Ordinance establishes standards for new single-family homes, duplexes, or triplexes that receive federal, state, or City of Austin assistance. These standards emphasize a housing unit's ability to be visited by persons with disabilities. The S.M.A.R.T. housing program exceeded expectations. The City of Austin expected to certify 600 single-family or multi-family for zoning, subdivision, site plan, or building-permit review in FY 2000-01. The City certified 5,739 new housing units as meeting S.M.A.R.T. Housing criteria at the pre-submittal stage during FY 2000-01.

In addition to federal assistance to address affordable housing needs in FY 00-01, AHFC also provided \$2 million in non-federal local funds received from the City's Housing Trust Fund (HTF). The City established the HTF to encourage the development of new rental housing units through the Rental Housing Development Assistance (RHDA) program and to operate the Rehabilitation Loan Guarantee Fund. The Rehabilitation Loan Guarantee Fund offers guarantees to lenders for below market rate loans, longer-term loans, and direct assistance from construction specialists to guide homeowners through the rehabilitation process. To date, \$1.5 million of these funds have been allocated for the development of affordable rental units under the RHDA program and the remaining \$500,000 has been allocated for loan guarantees.

Table 1-2
Affordable Housing Goals and Accomplishments
FY 2000-01

Overall Strategy	Program	Funding Source	2000-01 Program Goal		Total Completed and Occupied		% of Goal Met
Owner Occupied Housing	Architectural Barrier Removal	CDBG	398	units	260	units	65%
	Emergency Home Repair	CDBG	250	units	556	units	222%
	Homeowner Moderate Rehab	CDBG	20	units	0	units	0%
	Homeowner Rate Buy-Down	CDBG	30	units	0	units*	0%
First-Time Homebuyer Housing	Down Payment Assistance	HOME	400	persons	172	persons	43%
	Acquisition and Development (Owner)	HOME, HAF, CDBG	167	lots	24	lots**	14%
	Acquisition and Development (Owner)	HOME, HAF, CDBG	NA	units	9	units	NA
	Community Housing Development Organizations (Owner)	HOME	22	units	32	units	145%
	Anderson Hill Redevelopment (Owner)	HOME	26	units	0	units	0%
Rental Housing	Architectural Barrier Removal (Rental)	CDBG	133	units	64	units	48%
	Rental Housing Development Assistance	HOME, CDBG, HAF	300	units	208	units	69%
	Acquisition and Development (Rental)	CDBG	167	lots	0	lots	0%
	Community Housing Development Organizations (Rental)	HOME, CDBG	25	units	16	units	64%
	Anderson Hill (Rental)	HOME	0	units	0	units	N/A
Transitional/ Assisted Housing	HUD Section 8 Substantial Rehab Contracts (NHCD)	HUD Section 8	4	units	4	units	100%
	HACA Section 8 Vouchers	HUD Section 8	NA	NA	822	vouchers**	N/A
	HACA Section 8 Units	HUD Section 8	NA	NA	16	units**	N/A
	HUD Section 8 (County)	HUD Section 8	NA	NA	51	vouchers**	N/A
	Tenant-Based Rental Assistance	HOME***	60	persons	67	persons	112%
	Transitional Housing	HOME	16	units	0	units	0%
	Rent, Mortgage, Utility Assistance	HOPWA	511	persons	487	persons**	95%
	Residential Support Services	HOPWA	17	persons	27	persons**	159%
Homeless/ Emergency Shelter	Shelter Operation and Maintenance	ESG	243	persons	409	persons**	168%
	Essential Services	ESG	489	persons	856	persons**	175%
	Emergency Assistance/ Prevention Services	ESG	198	persons	133	persons**	67%
	Transitional Housing (Homeless)	ESG	8	persons	8	persons**	100%
Subtotal, Federal Programs			1,684		1,388		82%

Table 1-2
Affordable Housing Goals and Accomplishments
FY 2000-01

Local Housing Programs	Multifamily Bond Programs		560	units	874	units	156%
	Single-Family Bond Programs		183	units	0	units	0%
	Mortgage Credit Certificates		147	units	0	units	0%
	S.M.A.R.T. Housing		600	certifications	5,739	certifications**	957%
	S.M.A.R.T. Housing		NA	units	13	unduplicated units	N/A
	Rehab Loan Guarantee fund (Owner)		86	units	2	units	2%
	Rehab Loan Guarantee fund (Rental)		43	units	0	units	0%
	Subtotal, Local Programs		890		889		100%
TOTAL, ALL HOUSING PROGRAMS:			2,574		2,277		88%
*This program was discontinued							
**These were not counted in the total of units completed and occupied.							
***The TBRA program was incorrectly funded with CDBG in the Action Plan, 2000-01. These funds were replaced with HOME funds.							

Table 1-3
Beneficiary Demographics for Housing Programs
FY 2000-01

Program	Median Family Income				Ethnicity					Characteristics			Total
	0-30%	31-50%	51-80%	More than 80%	Anglo	African Am.	Hispanic	Asian/ Pacific Island	Native Am.	Female Head of Household	Elderly	Person w/ disability in Household	People
Architectural Barrier Removal	214	41	5	-	52	117	91	-	-	150	192	260	260
Emergency Home Repair	394	111	51	-	59	318	179	-	-	399	338	-	556
Homeowner Moderate Rehab Program	-	-	-	-	-	-	-	-	-	-	-	-	-
Homeowner Rate Buy-Down	**	**	**	**	**	**	**	**	**	**	**	**	**
	===	===	===	===	===	===	===	===	===	===	===	===	===
Subtotal, Owner Occupied Housing Programs	608	152	56	-	111	435	270	-	-	549	530	260	816
Down Payment Assistance	4	47	121	-	28	24	115	5	-	45	2	1	172
Acquisition and Development (Owner)	-	2	7	-	-	-	9	-	-	-	-	-	9
Community Housing Development Organizations (Owner)	8	11	13	-	-	14	18	-	-	19	-	1	32
Anderson Hill Redevelopment (Owner)	*	*	*	*	*	*	*	*	*	*	*	*	*
	===	===	===	===	===	===	===	===	===	===	===	===	===
Subtotal, First-Time Homebuyer Programs	12	60	141	-	28	38	142	5	-	64	2	2	213
Architectural Barrier Removal (Rental)	59	5	-	-	20	24	19	-	1	42	39	64	64
Rental Housing Development Assistance ¹	164	90	87	-	129	57	138	15	2	236	7	13	341
Acquisition and Development (Rental)	-	-	-	-	-	-	-	-	-	-	-	-	-
Community Housing Development Organizations (Rental)	15	1	-	-	5	3	8	-	-	9	-	7	16
Anderson Hill (Rental)	*	*	*	*	*	*	*	*	*	*	*	*	*
	===	===	===	===	===	===	===	===	===	===	===	===	===
Subtotal, Rental Housing Programs	262	216	369	-	210	160	449	25	3	415	50	88	625
HUD Section 8 Substantial Rehab Contracts	4	-	-	-	-	-	4	-	-	1	2	-	4
Tenant-Based Rental Assistance 2	312	18	-	-	84	145	84	17	-	-	6	-	330
Transitional Housing	-	-	-	-	-	-	-	-	-	-	-	-	-
Rent, Mortgage, Utility Assistance	*	*	*	*	*	*	*	*	*	*	*	*	*
Residential Support Services	*	*	*	*	*	*	*	*	*	*	*	*	*
	===	===	===	===	===	===	===	===	===	===	===	===	===
Subtotal, Transitional/Assisted Housing Programs	316	18	-	-	84	145	88	17	-	1	8	-	334

Table 1-3
Beneficiary Demographics for Housing Programs
FY 2000-01

Program	Median Family Income				Ethnicity					Characteristics			Total
	0-30%	31-50%	51-80%	More than 80%	Anglo	African Am.	Hispanic	Asian/ Pacific Island	Native Am.	Female Head of Household	Elderly	Person w/ disability in Household	People
Shelter Operation and Maintenance	*	*	*	*	*	*	*	*	*	*	*	*	*
Essential Services	*	*	*	*	*	*	*	*	*	*	*	*	*
Emergency Assistance/ Prevention Services	*	*	*	*	*	*	*	*	*	*	*	*	*
Transitional Housing (Homeless)	*	*	*	*	*	*	*	*	*	*	*	*	*
Subtotal, Homeless/ Emergency Shelter Programs	===	===	===	===	===	===	===	===	===	===	===	===	===
	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal, Federal Programs	1,186	386	425	-	405	740	807	37	3	901	588	348	1,775
Multifamily Bond Programs	*	*	*	*	*	*	*	*	*	*	*	*	*
Single-Family Bond Programs	-	-	-	-	-	-	-	-	-	-	-	-	-
Mortgage Credit Certificates	-	-	-	-	-	-	-	-	-	-	-	-	-
Rehab Loan Guarantee Fund (Rental)	-	-	-	-	-	-	-	-	-	-	-	-	-
Rehab Loan Guarantee fund (Owner)	-	-	1	1	1	-	1	-	-	-	-	-	2
S.M.A.R.T. Housing	*	*	*	*	*	*	*	*	*	*	*	*	*
Subtotal, Non-Federal Programs	===	===	===	===	===	===	===	===	===	===	===	===	===
	-	-	1	1	1	-	1	-	-	-	-	-	2
TOTAL, ALL HOUSING PROGRAMS	1,186	386	426	1	406	740	808	37	3	901	588	348	1,777

**Table 1-4:
Units Provided That are Accessible, Adaptable, or VISIBLE**

Program	Fund Source	Units Completed	Units Accessible ²	Units Adaptable ³	Units VISIBLE ⁴	Total Units AC, AD, or V	Total Units Not Required to be AC, AD, or V
<u>Owner-Occupied Housing</u>							
Architectural Barrier Program (owner) ¹	HOME	260	0	0	0	0	260
Emergency Repair Program ¹	CDBG	556	0	0	0	0	556
Homeowner Moderate Rehab Program	CDBG	0	0	0	0	0	0
Homeowner Rate Buy-Down Program ⁵	N/A	0	0	0	0	0	0
		===	===	===	===	===	===
Subtotal, Owner Occupied Housing		816	0	0	0	0	816
<u>First-Time Homebuyer</u>							
Down Payment Assistance	HOME	172	0	0	11	0	161
Acquisition & Development (Owner)	HOME/CDBG	9	0	0	9	9	0
Community Hsg Dev. Orgs. (Owner)	HOME	32	0	0	32	32	0
Anderson Hill Redevelopment (Owner)	HOME	0	0	0	0	0	0
		===	===	===	===	===	===
Subtotal, First-time Homebuyer		213	0	0	52	52	161
<u>Rental Housing</u>							
Architectural Barrier Program (Rental) ¹	CDBG	64	0	0	0	0	64
Rental Hsg. Development Assistance ⁶	HOME/CDBG	208	11	205	4	208	187
Acquisition & Development (Rental)	HOME	0	0	0	0	0	0
Community Hsg Dev. Orgs. (Rental)	HOME/CDBG	16	0	0	0	0	16
Anderson Hill Redevelopment (Rental)	HOME	0	0	0	0	0	0
		===	===	===	===	===	===
Subtotal, Rental Housing		288	11	205	4	208	267
<u>Transitional/ Assisted Housing</u>							
Section 8 Substantial Rehab contracts	HUD SEC. 8	4	0	0	0	0	4
Tenant-Based Rental Assistance ⁷	HOME	67	0	0	0	0	67
Transitional Housing	HOME	0	0	0	0	0	0
<u>Housing for People with HIV/AIDS</u>	HOPWA		(DATA NOT REQUIRED)				
		===	===	===	===	===	===
Subtotal, Assisted Housing		71	0	0	0	0	71
<u>Homeless/Emergency Shelter</u>							
		===	===	===	===	===	===
Subtotal, Federal Housing		1,388	11	205	56	260	1,315

¹ These are minor repair programs on existing homes that are not covered by the visitability ordinance.

² An accessible unit is on an accessible route and can be approached, entered, and used by individuals with disabilities.

³ An adaptable unit contains elements that can be added, raised, lowered, or otherwise altered to accommodate the needs of persons with disabilities.

⁴ A visitable unit contains design features that allow a person with disabilities to enter and use common areas, bathrooms, and environmental controls.

⁵ This program was discontinued.

⁶ The total number of Southwest Trails units that are AC, AD, or V has not yet been reported. They will be included in next year's report.

⁷ Rent subsidies or assistance are not required to meet visitability requirements

**Table 1-4:
Units Provided That are Accessible, Adaptable, or Visitable**

Program	Fund Source	Units Completed	Units Accessible ²	Units Adaptable ³	Units Visitable ⁴	Total Units AC, AD, or V	Total Units Not Required to be AC, AD, or V
<i>Other Housing Programs</i>							
Multifamily Bond Programs		874	0	0	0	0	874
Single-Family Bond Programs		0	0	0	0	0	0
Mortgage Credit Certificates		0	0	0	0	0	0
		===	===	===	===	===	===
SUBTOTAL, Housing Bond Programs		874	0	0	0	0	874
S.M.A.R.T. Housing	N/A	13	0	0	13	13	0
Rehabilitation Loan Guarantee Fund (Owner)		2	0	0	0	0	2
Rehabilitation Guarantee Fund (rental)		0	0	0	0	0	0
		===	===	===	===	===	===
Subtotal, Other Housing		889	0	0	13	13	2
		===	===	===	===	===	===
TOTAL, ALL HOUSING PROGRAMS		2,277	11	205	69	285	1,317

Table 1-5
HACA Comprehensive Grant Program, FY 2000-01

HUD ID#	DEVELOPMENT	# OF UNITS	SCOPE OF WORK	STATUS
TX1-01	CHALMERS COURTS	158	Replace water lines & locate cut-offs Paint exterior Roof removal and replacement Replace clotheslines Replace/repair HVAC	*** COMPLETE COMPLETE COMPLETE COMPLETE
TX 1-02	ROSEWOOD COURTS	123	Kitchen/bath renovations and paint Conversion of units to ADA Replace mailboxes Replace water lines and descale Replace clotheslines Handrail at porch	IN PROGRESS IN PROGRESS (MOD) COMPLETE *** COMPLETE COMPLETE
TX 1-03	SANTA RITA	97	Replace clotheslines	COMPLETE
TX 1-04	MEADOWBROOK	144	Drainage improvements Repairs at learning center/daycare	In design ONGOING
TX 1-06	B.T. WASHINGTON	216	Heater repairs Handrail at porch Dryer connections	ONGOING COMPLETE Moved to 2001
TX 1-07	LAKE SIDE	164	Closet & shower repairs Replace ceiling Wash/paint exterior Replace entry carpet Upgrades/repairs to fire system	ONGOING IN PROGRESS Moved to 2002 IN PROGRESS IN PROGRESS
TX 1-08	SALINA	32	ADA restroom at community room Kitchen & Bath Renovations	COMPLETE
TX 1-09	GASTON PLACE	100	Elevator upgrades	COMPLETE
TX 1-10	BOULDIN OAKS	144	A/C repairs to office and community	IN DEVELOPMENT
TX 1-11	THURMOND HEIGHTS	144	Siding repairs Paint exterior	IN DEVELOPMENT IN DEVELOPMENT
TX 1-12	GEORGIAN MANOR	94	Upgrade closets	IN PROGRESS
TX 1-13	GOODRICH	40	Electrical Repairs	COMPLETE
TX 1-15	NORTH LOOP	130	Replace chiller and boiler Upgrades/repairs to fire system	COMPLETE ONGOING
TX 1-17	SHADOWBEND	50	Kitchen & Bath Renovations Conversion of units to ADA	COMPLETE COMPLETE
TX 1-20	RIO LADO	90	Upgrade Smoke Detectors	
TX 1-22	CORONADO HILLS	48	Upgrade Smoke Detectors ADA laundry	IN DEVELOPMENT RESEARCHING
TX 1-27	SCATTERED SITES	22	Interior repairs	ONGOING

NOTE: Work Items marked with "****" are in development under the Housing Authority's Energy Performance Contract with Energy Masters/Planergy International, and will be completed through that Contract.

CONTINUUM OF CARE

Summary of Accomplishments, FY 2000-01

CAPER 2000-01:

A significant number of Austin citizens are homeless or at risk of becoming homeless. For most people, an accumulation of factors leads to being in a homeless situation. A number of City and community programs are available to address homelessness. Together they form a continuum of services that range from helping to prevent homelessness to assisting the homeless/near homeless with permanent housing and independent living. Funding in excess of \$25 million annually is provided by an array of private and public sources.

The following is a description of how Austin's Continuum of Care developed and how it was implemented in FY 2000-01. Please note that in order to follow program cycles, the Austin/Travis County Health and Human Services Department spends Emergency Shelter Grant (ESG) monies across two fiscal years. Thus, FY 2000-01 ESG dollars will be expended in FY 2000-01 and FY 2001-02. Activities reported in this CAPER, therefore, are funded with FY 1999-00 and FY 2000-01 ESG grant funds.

Development and Implementation of a Continuum of Care Strategy

In July of 1995, the Austin City Council, in response to concerns voiced by the general public and by business leaders, considered adopting an ordinance to ban camping in public places. The Council directed City staff to convene an ad hoc committee, The Homeless Resolution Task Force, to consider a proposal to create a public campground for homeless people. The Task Force conducted a community needs assessment, identified community resources and service gaps, and outlined a continuum of care, or range of services, for homeless individuals.

In January of 1996, the Council adopted a no-camping ordinance and voted to establish an official City task force on homelessness. The task force developed a comprehensive plan of action that the City could use to address homelessness. The Homeless Task Force became an official planning body of the Community Action Network (CAN) in 1996, and in December of that year published *A Comprehensive Plan for Addressing Homelessness in Austin/Travis County*. The plan included goals and potential resources to support a full continuum of services, to prevent and reduce homelessness. This plan was a first large-scale effort in the Austin/Travis County community to assess the local homeless situation and to identify ways to address it. Development of the plan was conducted with participation from all sectors of the community, including service providers, business persons, community based organizations, religious organizations, neighborhood associations, homeless advocates, community members, and homeless and formerly homeless individuals. The *Comprehensive Plan* has served as the area's strategic plan for helping homeless persons to achieve self-sufficiency and is incorporated into the City of Austin's *Consolidated Plan* which is updated yearly. The *Comprehensive Plan* also served as the basis for the Homeless Task Force's 1997 *Implementation Options* report which identified strategies to reach the goals set in the *Comprehensive Plan*.

The *Comprehensive Plan* and *Implementation Options* reports were also the foundation for a major local initiative to address homelessness in Austin and Travis County. The City of Austin's commitment to achieving the goals of the community's plan was demonstrated through the development and implementation of the Homeless Self-Sufficiency and Responsibility Initiative ("Homeless Initiative"), approved by the Austin City Council in April 1998. The goal of the Homeless Initiative is to help homeless persons to achieve self-sufficiency while also holding them accountable for their actions. The Homeless Initiative is based on recommendations in the Homeless Task Force reports. The City has provided financial resources to implement projects that respond to the most critical gaps identified in these plans and has added several components including the Downtown Austin Community Court. The partnership between the CAN Homeless Task Force and the City of Austin has resulted in development and implementation of many of the recommended services and in funding plans for the remainder. Some of the major projects/activities that have been achieved since the *Comprehensive Plan* was created are described below.

I. EMERGENCY SHELTER

Emergency Shelter is defined as any facility, the primary purpose of which is to provide temporary or transitional shelter for the homeless in general or for specific populations of the homeless. Most serve specific sub-populations including single adults, families with children, survivors of domestic violence, youth and pregnant and parenting teens.

A. SHELTER FOR MEN

The City will build a new downtown shelter designed for people who have lived in homeless situations for a long period of time. The shelter will be housed with a day resource center and a health clinic. It will provide 100 beds for men and is expected to be completed in July of 2003. The additional 100 beds will bring the total number of shelter beds for men to 367.

B. EXPANDED SHELTER FOR HOMELESS WOMEN AND CHILDREN AND FAMILIES

The new SafePlace shelter for survivors of domestic violence and their children on Grove Boulevard opened in January of 2001. The number of shelter beds for women and children increased from 70 at the former site to 100 at the new site.

A 60-bed facility for single adult homeless women and for women and their children is currently being renovated. The shelter will offer a range of supportive services including case management, ESL and GED classes, job training, and life skills classes. This facility became operational in November 2001. The opening of this new shelter frees up some space at the current family shelter.

C. INTERIM/ADDITIONAL EMERGENCY SHELTER

Emergency shelter space represents a short-term gap in the service continuum. The Austin Resource Center for the Homeless (ARCH) has moved to an interim location where it will be housed until the permanent shelter, resource center, and clinic are constructed downtown. In addition to day resource center services such as showers, laundry facilities,

mail service, telephones, and life skills classes, the interim facility will provide overnight shelter to 73 men.

D. SHELTER FOR PERSONS WITH MENTAL ILLNESS

SafeHaven added shelter beds for persons with mental illness after 1996. The SafeHaven is funded primarily through the HUD Continuum of Care Homeless Assistance Grant rant, and the City and County provided the matching funds for this facility.

II. TRANSITIONAL HOUSING

Transitional housing is defined as housing that is available to a person for six to 24 months and includes case management and other support services, such as child care and employment training, to help homeless individuals transition from homelessness or emergency shelter into permanent housing.

A. TRANSITIONAL HOUSING FOR HOMELESS WOMEN AND CHILDREN

SafePlace will add 14 units of transitional housing to their existing 26-unit complex (83 beds). Although this is funded primarily with federal funds through the HUD Continuum of Care Homeless Assistance Grant, the City had provided matching funds for the construction of these units.

B. SCATTERED SITE TRANSITIONAL HOUSING

Transitional housing can be provided in a single structure at one site, multiple structures at one site, or in multiple structures at scattered sites. One example of scattered site transitional housing is the ReEntry program at Caritas of Austin. ReEntry uses recovery-based group homes (for recovery from substance abuse), single-room occupancy housing, and boarding houses for transitional housing. This has allowed ReEntry to:

1. house people more quickly
2. provide a more supportive housing environment around recovery
3. house persons who are in recovery in neighborhoods that are relatively free from street corner drug dealing
4. move out of the position of being the client's "landlord" yet remain as the client's case manager and advocate

III. PERMANENT HOUSING

Permanent housing is housing for which occupants pay no more than 30 percent of their income and it may be provided privately or publicly. This is the ultimate goal for every person in the Continuum of Care.

A. PERMANENT AFFORDABLE HOUSING

Affordable housing is available through the Housing Authority of the City of Austin, which houses approximately 5000 people every night, using public housing units, and Section 8 rental assistance vouchers. The City's Neighborhood Housing and Community Development Office operates a number of programs to increase the supply of housing for working families.

B. SINGLE-ROOM OCCUPANCY HOUSING (SROs)

SRO housing is affordable rental housing with either individual or shared kitchen facilities and bath facilities. The Capital Area Homeless Alliance is currently seeking funding for operating an 85-bed SRO facility. The City government has considered providing a subsidy for capital investment through the Housing Trust Fund with a goal of securing 100 more units of SRO housing.

C. PERMANENT HOUSING FOR PERSONS WITH DISABILITIES

Permanent Housing for Persons with Disabilities is community-based, long-term housing including supportive services. This housing is designed to help homeless persons with special needs to live as independently and productively as possible in their communities. Special needs include mental illness, physical disabilities, and HIV/AIDS. Program funding comes mainly from HUD's Continuum of Care funding and HUD 811 funding.

IV. SUPPORTIVE AND PREVENTIVE SERVICES

These services are designed to assist people who are at risk of becoming homeless and people who are homeless and working through the continuum of services in the community.

A. SUBSTANCE ABUSE TREATMENT

The City's Homeless Initiative recommended that expanded substance abuse detoxification and treatment be purchased from service providers in the community. Increased substance abuse treatment services for people in homeless situations have been gained through increased funding specifically set-aside for homeless persons and a Substance Abuse Managed Services Organization (MSO) agreement with ATCMHMR.

B. EMPLOYMENT TRAINING

The Homeless Initiative recommended job readiness as a goal. Many homeless persons lack the education, work experience, or job skills to be able to access full-time employment. The City and County provide funding to numerous agencies for workforce development services. In contracting for these services, the City and County require that agencies conduct outreach to homeless service providers in order to make services more available to homeless persons. Concurrent with expanded homeless services in the downtown area; the City addressed concerns about existing programs serving people who are homeless. The Day Labor program had been an important resource for homeless and low-income persons seeking employment. The Day Labor program was moved in 1999, and new operational guidelines were implemented. The Day Labor program is now part of the City's overall workforce development efforts.

C. CHILD CARE

Increased availability of affordable childcare was recommended, reflecting the need for childcare so that parents and guardians could access employment. The City administers grant funding through CDBG for The Bridge childcare assistance program, which serves

families in homeless situations. SafePlace and the Passages case management program receive funds directly from the Department of Housing and Urban Development to assist with childcare expenses.

D. DAY RESOURCE CENTER

The Austin Resource Center for the Homeless (ARCH) currently operates at 400 Nueces. The resource center will eventually be co-located with the planned downtown shelter and homeless health clinic. The day resource center provides centralized intake and assessment, referral, and direct access to services that people need in order to transition out of homelessness. The resource center also provides services such as showers, telephones, mail service, and laundry facilities to meet people's basic needs.

E. HEALTH CARE CLINIC

The clinic is currently housed inside the Salvation Army. It provides acute care, preventive health services, and public health screenings. The new downtown shelter, resource center, and clinic facility will house a larger health clinic with increased services.

F. EMERGENCY FINANCIAL ASSISTANCE

This service is available to people through religious organizations, Caritas of Austin, and Travis County Emergency Assistance Program. These programs have very limited funding.

G. HOUSING MEDIATION AND ADVOCACY

Legal Aid of Central Texas and the Austin Tenants' Council provide legal advocacy and landlord/tenant mediation to help people who are at risk of losing their current housing.

V. PERSONAL RESPONSIBILITY

The Responsibility component of the Homeless Initiative addresses concerns about public nuisance and criminal offenses.

A. COMMUNITY COURT

The Downtown Austin Community Court was established October 1, 1999 to address problems with repeat Class C Misdemeanor offenders. The goal of the Community Court system is two-fold: to address the root causes of criminal behavior in order to prevent their repeat occurrence, and to provide the community with assurances that offenders will make restitution for their crime. Under this model, the Court has greater authority to refer repeat offenders to assessment and treatment that can have life-changing effects on individuals' lives. The Court also requires offenders to make public restitution through community service. Throughout this process, the Court closely supervises offenders to ensure compliance with their sentence, and to evaluate the success of their treatment programs. The Court links the court system, social services, law enforcement, and the community. Community members are actively involved and have a say in shaping restorative sanctions

In 1999 the Texas Legislature authorized legislation that allows Courts to upgrade repeat Class C misdemeanor offenses to a Class B status upon the fourth conviction within a 24-month period. This new law allows judges to refer repeat offenders to social services as an alternative to jail and to increase the length of jail sentences for habitual offenders. Those strategies, in turn, allow more opportunities for assessment and intervention to draw people into needed services, improving their lives and the public's safety, and addressing the root causes of criminal behavior in order to prevent their repeat occurrence.

B. ORDINANCES/ENFORCEMENT EFFORTS

- No Camping Ordinance

In January of 1996, the City Council adopted a no-camping ordinance that prohibits camping in public areas, except in designated areas. "Camping" means to use a public area for living accommodation purposes, as evidenced by stored belongings, tents, camp fires, and cooking.

(The original ordinance also prohibited sleeping in public areas, but that clause was removed in September of 2000.)

- Aggressive Panhandling Ordinance

While few municipalities now maintain or actively enforce absolute prohibitions, Austin still has an absolute prohibition against begging on the books. The new ordinance replaces our current ordinance and does not prohibit begging. Instead it follows the model used by most municipalities today that only prohibits panhandling or soliciting that is done in an aggressive manner or in certain public places and situations where the solicitation of money is especially intrusive. This ordinance was proposed for Council Action on March 8, 2001, and was approved.

C. CHANGES TO DOWNTOWN ZONING / ECONOMIC INCENTIVES

A committee was formed to evaluate possible zoning changes to ensure the compatibility of land uses adjacent to the proposed shelter, resource center, and clinic facility. In addition, the committee considered the need for economic incentives in order to ensure the continued growth and development of property near the proposed facility. The committee completed its report in 1999 and made the following recommendations: (1) the adoption of an ordinance to create a Northeast Downtown Overlay combining District; (2) the promotion of existing incentives, and (3) the provision of a catalyst for development in the area surrounding the Salvation Army. These suggestions will be further considered nearer to the opening date of the shelter, resource center, and clinic facility.

The City of Austin and Travis County have made great progress in addressing homelessness in the community. The Homeless Initiative represents a substantial financial investment on the part of the City and County to expand services that homeless people need to become self-sufficient. Perhaps more importantly, the Initiative has helped to unify many diverse constituents on the issue of homelessness. Through careful planning and negotiation, and extensive discussion and public hearings, the local government has helped to build a shared commitment to the goals of the Initiative among all sectors of the community. This alliance of businesses, neighborhoods, homeless persons, advocates, and service providers has allowed Austin and Travis County the opportunity to work toward ending homelessness, and to make the changes that are needed to realize success.

VI. OVERSIGHT GROUPS

The City of Austin is reviewing the oversight structure and may recommend consolidation to streamline the process. Currently, three groups are involved in oversight.

A. THE HOMELESS TASK FORCE

Established by the Austin City Council in January 1996, the Homeless Task Force was charged to develop a comprehensive plan for addressing homelessness in Austin/Travis County, which was completed in December 1996 with five year goals for each gap identified in the local continuum of care. The Task Force serves as the Community Action Network's official planning body for homeless issues and is comprised of service providers, homeless advocates, business and neighborhood representatives, public agencies, and community representatives. The Task Force meets monthly.

B. CITY OF AUSTIN SELF-SUFFICIENCY AND RESPONSIBILITY STAKEHOLDERS' COMMITTEE

A Stakeholders' Committee was created as part of the City Homeless Initiative to develop and oversee the operations of proposed new homeless programs, particularly those in the downtown area. The Committee is comprised of representatives from neighborhood associations, downtown businesses, homeless service providers, homeless/formerly homeless people, and members of the faith community. This committee provides oversight to Coordinating Council, oversees the design of homeless service facilities, ensures project timelines, and monitors the fund development process.

C. COORDINATING COUNCIL

A Coordinating Council was created as part of the City Homeless Initiative. The Council is comprised of representatives from neighborhood associations, downtown businesses, homeless service providers, homeless/formerly homeless people, and members of the faith community. The Council's responsibilities center on developing and reviewing operating policies and guidelines for the downtown shelter, resource center, and clinic. The Council is anticipated to work closely with the operating board of the agency(ies) operating the facility.

HUD HOMELESS ASSISTANCE GRANT RECIPIENTS

Continuum of Care: Project Priorities

Applicant	Project Sponsor/ Project Name	Project Amount
SafePlace	SafePlace Supportive Housing Program (Yr. 1)	\$594,394
Push-Up Foundation	Women and Children's Supportive Housing (Yr. 1)	\$104,559
Housing Authority of the City of Austin	Shelter Plus Care	\$276,600
A/TC MHMR	LifeWorks Supportive Housing Street Outreach (Yr. 1)	\$148,507
The Salvation Army	Passages (Yr. 1)	\$776,929
Caritas of Austin	Re-Entry Project (Yr. 1)	\$298,977
A/TC MHMR	LifeWorks Supportive Housing Street Outreach(Yr. 2)	\$152,962
Caritas of Austin	ReEntry Project (Yr. 2)	\$298,977
A/TC MHMR	LifeWorks Supportive Housing Street Outreach (Yr. 3)	\$148,507
Total Awarded Amount		\$2,800,411

SafePlace Supportive Housing Program provides transitional housing and supportive services for women and children who are homeless as a result of domestic violence. SafePlace is requesting renewal funding for the continued provision of intensive supportive services, including case management, child care, mental health care and life skills training and the maintenance of more than 24 transitional housing units.

Push-Up Foundations Women and Children's Supportive Housing Program seeks supportive housing renewal funds for its transitional housing program for homeless single women and mothers recovering from substance abuse. Push-Up collaborates with American YouthWorks to reach out to single, drug-dependent women who are typically a hard-to-serve population. Push-Up provides direct access to services in the area of greatest need - East Austin - where its shelter and treatment facility are the only such facilities in the vicinity.

The Housing Authority of The City of Austin (HACA) Shelter Plus Care Program seeks renewal funding for rental assistance and case management services for 35 homeless individuals and families with serious mental illness, substance abuse, HIV/AIDS and related diseases. HACA offers housing assistance, mental health and substance abuse treatment to

homeless individuals and families through collaboration with AIDS Services of Austin and Austin/Travis County MHMR. HACA provides personalized services to those facing homelessness along with substance abuse, mental illness, and/or HIV/AIDS, with special attention to the importance of moving clients into permanent housing.

LifeWorks Supportive Housing Street Outreach (Year 1) offers a wide variety of unique services, including HIV and other STD screenings, GED and employment assistance, drug detox, and basic health care services. The program remains one of very few resources in the community for homeless youth, targeting runaway, homeless and at-risk street youth. LifeWorks (Year 1) seeks renewal funding for case management and other supportive services to street youth and other young adults, with additional funds requested for the addition of a full-time mental health counselor.

LifeWorks Supportive Housing Street Outreach (Year 2 and Year 3) Renewal funding for continued provision of the above services.

The Salvation Army Passages Program seeks supportive housing renewal funds for comprehensive, long-term case management. Representing a collaboration of six local homeless service providers, Passages serves homeless adults, youth and families. Passages will use HUD supportive housing funds for direct provision of mental health care, substance abuse counseling, employment services, and financial assistance for basic needs. Passages has available for its clients approximately sixty units of tenant-based rental assistance through collaboration with the Housing Authority of Austin, and an anticipated 16 transitional housing units through collaboration with Central Texas Mutual Housing Association.

Caritas Re-Entry Program (Year 1) provides transitional housing assistance and case management, among other supportive services, to chronically homeless individuals. The program seeks supportive housing renewal funds, one-third of which will be used for lease assistance to move clients into more stable housing arrangements. The remaining dollars will fund on-going supportive services, including medical and dental care, basic needs financial assistance, and short-term mental health counseling. The program focuses on strengthening clients' ability to care for themselves and offers support groups and a selection of transitional housing options that encourage self-sufficiency and client self-confidence.

Caritas Re-Entry Program (Year 2) Renewal funding for continued provision of the above services.

IMPLEMENTATION OF STRATEGY

The following are key recommendations included in the Homeless Task Force Comprehensive Plan, Implementation Options and the Homeless Self Sufficiency and Responsibility Initiative. Information is also included about how FY 2000/2001 Emergency Shelter Grant and other funding for homeless services was used to implement these recommendations.

Accomplishments under the Emergency Shelter Grant during FY 2000/2001 are listed below:

Objective #1: Prevent Homelessness (IDIS Project # 22).

The CAN Homeless Task Force Comprehensive Plan recommended the following activities in order to prevent homelessness:

- Maintain and expand current programs that stabilize persons in crisis situations (e.g., loss of housing or job)
- Increase the effectiveness of current prevention efforts through improved collaboration and cooperation among service providers and the addition of services such as case management

Homeless Prevention for families "at risk" is identified as a high priority in the Implementation Options report.

Action Plan Goal: The one-year goal under the City of Austin Emergency Shelter Grant program was to provide emergency assistance to approximately 198 individuals who are at risk of becoming homeless due to eviction, foreclosure, termination of utility services or temporary financial problems.

Accomplishments/Status of Activity: During FY 2000/01, three homeless service agencies used ESG funds to provide homeless prevention services to 133 unduplicated persons. Homeless prevention services included emergency financial assistance to prevent eviction from housing, including rent and utility assistance, as well as life skills training, workshops on budgeting and money management, and landlord/tenant mediation. Funding was also used to help persons at risk of becoming homeless to pay security deposits or first month's rent for permanent housing. The Consolidated Plan (FY 2000-2001) goal of 198 individuals served was overstated. While all three service providers met their annual objectives, the overall Action Plan goal was not met. The discrepancy can be explained by the fact that the Action Plan goals are set prior to knowing what the service provider annual objectives will be.

Objective #2: Conduct Outreach, Intake, and Assessment to Better Address the Needs of Homeless Persons.

The Comprehensive Plan recommended the following priorities:

- Improve access to services through a centralized information and referral system
- Network homeless service providers and improve data collection
- Bring services to the client, through an enhanced mobile outreach effort

The Implementation Options report, and the Homeless Self Sufficiency and Responsibility Initiative identify centralized intake and referral as a priority in order to

help homeless persons access the services they need. Both plans recommend that these services be provided through a day resource center with co-located services, such as health care, mental health care, case management, etc. This recommendation is discussed further under Objective #4.

Action Plan Goal: ESG funds were not allocated to support this objective. However, other public and private funds were anticipated to support the following:

- a) Implement the Service Point system, a web-based client information system for homeless service providers, providing integrated intake, assessment, and client services capabilities, and improving client referral and tracking abilities.
- b) Provide screening, assessment, information and referral to 980 homeless mentally ill persons.

Accomplishments/Status of Activity:

Emergency Shelter Grant Program: ESG funds were not used to support this objective.

Other Funding Sources: Other local funding sources were used to enhance outreach, intake, and assessment conducted by homeless service providers as follows:

- a) Austin Travis County Mental Health Mental Retardation Center (ATCMHMR), in partnership with local non-profit service providers was operating an automated client information system (ANCHoR). This system, developed with the assistance of the U.S. Department of Housing and Urban Development, provided integrated intake, assessment, and client services capabilities designed to improve the effectiveness and efficiency of service delivery within Austin's continuum of care. Earlier this year, MHMR replaced ANCHoR with Service Point, a web-based database system. Currently, 25 homeless service agencies are using Service Point
- b) The Austin Resource Center for the Homeless (ARCH) provided information, referral, basic services, and day shelter to homeless adults. In addition, several homeless service providers that are co-located at ARCH provided services.
- c) Project Phase, a project of LifeWorks, provided outreach, basic services, and case management to homeless youth living on the streets.
- d) Approximately 2,000 homeless mentally ill persons received screening, assessment, information and referral and other related services from ATCMHMR as a result of targeted outreach to homeless mentally ill persons.

Objective #3: Provide adequate shelter and housing so that no person is turned away due to a lack of space (IDIS Project #20).

Recommendations of the Comprehensive Plan are listed below. An asterisk (*) indicates items identified as a high priority in the Implementation Options report. Priorities addressed through the Homeless Self Sufficiency and Responsibility Initiative are also described below.

Emergency Shelter: Develop additional emergency shelter to address unmet needs, including: (1) expanded shelter for families with children; (2) alternative shelter for single adults who are chronically homeless*; and (3) day and night shelter for homeless youth.*

The Comprehensive Plan also recommended that Austin develop a homeless "campus," modeled after a successful program in Orlando, Florida. This program provides emergency shelter for chronically homeless men, along with a full continuum of other services that have been successful in helping persons transition out of homelessness.

In adapting this model to Austin, The Homeless Self Sufficiency and Responsibility Initiative recommends development of additional shelter for homeless men which is operated according to rules similar to those in Orlando, but provided in a different setting. The Initiative recommends that alternative shelter for homeless men be located in downtown Austin. The City has already allocated CDBG funds to build this facility. Project design has been completed, and the construction will go out for bids in January 2002. A Request for Proposals (RFP) for a facility operator will be released in mid-2002. The facility is expected to open in July 2003.

Transitional Housing: (1) Expand the availability of transitional housing with case management to help homeless persons make the transition to permanent housing; (2) Transitional housing is needed for all homeless sub-populations, but especially for families with children*

The Homeless Self Sufficiency and Responsibility Initiative addresses this priority need by recommending the development of 68 units of transitional housing for homeless families. This housing is proposed to be located in close proximity to existing programs serving homeless families with children.

Supportive Housing: Provide additional housing with case management and supportive services to help homeless persons with special needs live as productively and independently as possible in the community.

Action Plan Goal: The one-year goal was to provide temporary emergency shelter and transitional housing to homeless persons as follows:

Emergency Shelter: The one year goal was to provide temporary, emergency shelter and supportive services to 251 homeless households, including shelter for families with children, single adults, and homeless youth. The amount of ESG funding allocated to the operation and maintenance of emergency shelter in FY 2000/2001 was \$183,600.

Other Funding Sources: Several other public and private resources support existing emergency shelter, transitional housing and supportive housing for families and adults in Austin. Efforts are also underway to develop additional emergency shelter and transitional housing under the Homeless Self-Sufficiency and Responsibility Initiative. The City committed \$2.9 million in General Fund dollars to develop a new 100-bed shelter for homeless women who are survivors of domestic violence and their children. The facility began operating in January 2001. The City also opened an interim 73-mat shelter for men in August 2001. This shelter is an extension of the Austin Resource Center for the Homeless day resource center. It also serves as interim shelter until the permanent ARCH day resource center, shelter, and health clinic is built and becomes operational. The city has committed \$3.6 million in Community Development Block Grant (CDBG) funds for the permanent facility, which is scheduled to open in July 2003. Finally, the City worked to renovate and furnish a facility for use as a 60-bed shelter for homeless women and their children. An RFP was also created and a contract was awarded for operating the facility. The shelter for women and children began operating in November 2001.

Local and federal funding will be used to address the goal of expanding the availability of transitional housing for homeless families. Currently, the City allocates a portion of its HOME funding to support transitional housing for homeless families. Providers of homeless services also operate transitional housing through Tenant-Based Rental Assistance programs, at renovated group living facilities, and at single-family homes in residential neighborhoods.

Accomplishments/Status of Activity:

Emergency Shelter: During FY 2000/2001, 420 persons were provided temporary, emergency shelter with supportive services. A total of \$277,059 was expended for this activity.

Transitional Housing: Because of the enormous need for transitional housing, Emergency Shelter Grant funds were allocated to support this service. Eleven homeless veterans received transitional housing as a result. Funding expended during the fiscal year on this activity totaled \$48,146.

Objective #4: Provide Supportive Services to Help Homeless Persons Achieve their Maximum Potential (IDIS Project #21).

Various factors can lead to a person falling into a homeless situation-- sudden loss of employment, separation from the military, divorce, major illness, insufficient income, untreated substance abuse or mental illness, or family violence. A continuum of care to prevent and reduce homelessness must respond to the specific needs of each individual by providing a range of supportive services. The Homeless Task Force specifically recommends the development of an accessible continuum of services that provides all homeless persons with the skills and assistance they need to transition out of homelessness. These services are listed below. Those identified as an asterisk (*) are high priorities in the Implementation Options report.

- Day Resource Center*: To provide for homeless persons' basic needs, including showers, laundry, mail, restrooms, etc., and to provide centralized information and referral to services needed by homeless persons.
- Substance Abuse*, Mental Health and Health Care* Services: To help become better prepared to work toward self sufficiency.
- Education: To provide individuals with the skills they need to secure employment and to live independently in the community.
- Job Training: To prepare people for jobs that pay a living wage.
- Job Placement: To help people secure employment.
- Child Care*/ Children and Youth Programs: To help adults maintain employment and to help children and youth achieve their maximum potential as they experience living in a homeless situation.

The Homeless Self Sufficiency and Responsibility Initiative proposes to make a significant investment in helping homeless persons become self-sufficient by filling gaps in critical supportive services. The Initiative recommends development of an expanded day resource center that will address the basic needs of homeless persons, and enhance information and referral to appropriate services. The new resource center will be co-located with the proposed new men's shelter and a homeless health care clinic. Other providers of services to homeless persons will also have offices on-site.

Other key components of the Initiative focus on services necessary to help homeless persons find and keep permanent employment. The Initiative emphasizes the importance of job training and placement, and the need for child care and other supportive services that allow homeless families to work full time. The City is working closely with the local Workforce Development Board to ensure that these services are accessible to homeless persons.

Action Plan Goal: The one-year goal under the City of Austin Emergency Shelter Grants Program was to provide essential services to 489 households. These services include health care, case management, childcare, mental health care, housing assistance and placement, employment training and placement, and life skills training.

Accomplishments/Status of Activity:

A total of 856 homeless individuals received essential services through the Emergency Shelter Grants funding during the fiscal year. A total of \$93,459 was expended to provide case management to homeless youth, employment counseling and job search assistance, child care, and health care to homeless families and individuals. Funds also supported individual and family therapy for homeless adults and a revolving loan fund to help link homeless persons with employment to permanent housing. The goal of 856 households in the FY 2000/2001 Consolidated Plan was based on the previous year's performance. Please refer to the Summary of Accomplishments (p. 5-1) for an explanation of the discrepancy between goal and performance.

Increased substance abuse detoxification and treatment were also cited as goals in the Homeless Initiative. A critical gap in substance abuse treatment services in Austin, especially for chronic homeless single adults, had existed. In 2000, the City created a Managed Services Organization headed by ATCMHMR to increase the amount of treatment available to homeless men and women. In 2000, the City also began the Downtown Austin Community Court (DACC) program that provides alternatives to jail for repeat offenders of Class C misdemeanors. The intent of the Community Court is to address the root causes of criminal behavior by providing appropriate services and treatment. The DACC has experienced great success in its initial years of operation.

The City also applied for and received a grant to provide funding for a part-time social worker at the Homeless Health Clinic. This staff position will enhance health care by addressing patients' financial/insurance issues and follow-up care.

The City government and numerous other key players in homeless services work year-round to refine and enhance the local Continuum of Care by identifying gaps, assessing needs, and planning needed services.

OTHER ACTIONS

Summary of Accomplishments, FY 2000-01

Federal Requirements: Other actions proposed in Consolidated Plan 2000-05, including actions taken in FY 2000-01 to:

- address obstacles to meeting underserved needs
- foster and maintain affordable housing
- overcome gaps in institutional structures and enhance coordination
- improve public housing and resident initiatives
- evaluate and reduce lead-based paint hazards
- ensure compliance with program and comprehensive planning requirements
- reduce the number of persons living below the poverty level

ACTION: Address obstacles to meeting underserved needs

Accomplishments/Status of Activity:

- AHFC has initiated significant efforts towards marketing housing programs which directly benefit income-eligible clients. Extensive efforts using radio, newspapers, press releases, announcements and fliers have been used this year to expand awareness of housing assistance programs.
- S.M.A.R.T. Housing Initiative. On April 20, 2000, the City Council adopted the S.M.A.R.T. Housing Initiative that encourages mixed-income housing by waiving certain development fees based upon the amount of reasonably-priced units included in the development. Approved projects receive expedited review and inspection and more rapid decisions on zoning requests. Surplus City land may be available for S.M.A.R.T. Housing developments, and land for 55 units of elderly housing has been identified for a non-profit organization.

The City estimated 600 units would be certified to proceed through zoning, subdivision, site plan, or building permit review by September 2001. By September 30, 2001, NHCD had certified 5,739 new housing units, 63 percent of which are “reasonably-priced” for families earning below 80 percent median family income. A total of 7,818 housing units that are either certified or are exploring S.M.A.R.T. Housing certification have obtained appropriate zoning. This represents 87.6 percent of the total units (8,924) certified or exploring certification.

- Housing Information and Referral System. NHCD staff operates a telephone referral service for community housing programs. The majority of the callers seek services of the public housing authorities, the City’s housing programs or emergency housing services. Marketing of the service is limited to social service organizations and other low-income housing advocates.

ACTION: Foster and maintain affordable housing

Accomplishments/Status of Activity:

- The City of Austin also continues to validate its commitment to affordable housing by maintaining its funding commitment of a Housing Trust Fund. The city council approved the second allocation of \$1 million for this purpose in 2000-01.

ACTION: Overcome gaps in institutional structures and enhance coordination

Accomplishments/Status of Activity:

- The Austin Housing Finance Corporation works with affordable housing stakeholders. Staff continues to develop relationships with Freddie Mac and Fannie Mae to identify opportunities to leverage resources for expanded affordable housing development and opportunities for eligible homebuyers.
- The City of Austin's efforts on maintaining and expanding the S.M.A.R.T. Housing affordable housing policy continue by further enhancing relationships with other City departments which impacts housing development. The S.M.A.R.T. Housing initiative continues to be successful and has been appropriated \$100,000 in FY 2002 federal funds.
- Continuum of Housing Services. In an effort to coordinate services and better leverage housing resources, the City of Austin developed a continuum of housing services to help highlight the City's housing needs by specific category. The continuum includes: homelessness, emergency shelter, transitional housing, public housing, assisted housing, rental housing, first-time homebuyer housing, and owner-occupied housing. The Department uses this framework to assess housing needs and designs programs to address gaps or complement private and nonprofit sector activities. Coordination of services between these "stair steps" is critical to the overall goal of moving residents to self-sufficiency.
- In FY 2000-01, the Housing Authority of the City of Austin received referrals for public housing clients through Lifeworks, Salvation Army, Safe Place, and other local HUD-funded social-service agencies. These referrals assisted many Austin families to move up the continuum from homelessness, emergency shelter, or transitional housing to public or assisted housing.
- Recommendations from the 1999 "Through the Roof Report," a collaboration between City of Austin/NHCD, the Greater Austin Chamber of Commerce, and the Community Action Network, have led to the implementation of the S.M.A.R.T. Housing initiative and the establishment of a local housing trust fund. The S.M.A.R.T. Housing initiative, through fee waivers and expedited processing, has resulted in an increase in applications for residential development, including new affordable homes and apartments. Single-family and multi-family development representing 5,739 new housing units that meet S.M.A.R.T. Housing criteria have been certified to proceed through zoning, subdivision, site plan, or building permit processes. Building permits for 628 new multi-family units were issued as well as building permits for 189 single-family units. All of the single-family units will meet Austin's Visitability Standards. At least 10 percent of the multi-family units will be accessible, and at least 25 percent will be adaptable. At least 50 percent of the 817 units under construction will meet Austin's "reasonably-priced" standard - available to families at 80 percent of Median Family Income or below who spend no more than 30 percent of their gross income (including utilities) on housing.

ACTION: Improve public housing and resident initiatives

Accomplishments/Status of Activity:

Transition from Welfare to Self Sufficiency. HACA developed the Austin Works Together Project to help welfare recipients and other eligible individuals make the transition from welfare dependence to self-sufficiency. The combination of welfare reform, a disjointed inefficient service delivery system, and local economic factors generated a great need for a comprehensive, intensive welfare-to-work program. A 1998 survey of public housing residents revealed that 62 percent do not have a high school diploma or GED, and 27 percent have an education level of ninth grade or below. The absence of strong collaboration acted as a barrier to effective approaches to welfare reform in Austin. For example, an agency that helped someone obtain a job did not have the services to allow that person to retain the job and earn higher wages. Austin Works Together was designed to help break this pattern of isolation. Case managers assess client interests, strengths and needs and tailor the services accordingly. The program then provides partners for education, training and job placement services. To date, 67 project participants are employed, and the project is projected to exceed its enrollment goals by up to 25 percent.

ACTION: Evaluate and reduce lead-based paint hazards

CONSOLIDATED PLAN 2000-05 GOALS: (p. 108)

- **Conduct research and cost/benefit analyses on the effects of the lead-based paint rule change on housing repair and rehabilitation activities.**
- **Implement program modifications and change projected production goals and cost estimates as needed**
- **Pursue HUD funding to subsidize the implementation of these regulations.**

Accomplishments/Status of Activity:

The City expects to be in compliance with lead-based paint regulations that will come into effect on January 10, 2002. Staff has coordinated the required extension requests that have allowed the City of Austin to prepare for a January 2002 regulation effective date. In addition, staff has coordinated with the City's Health and Human Services Department in the development of a HUD grant application for lead-based paint mitigation.

Staff conducted Lead Inspector and Lead Risk Assessor training for local nonprofit housing providers in its Community Housing Development Organization program and other subrecipients. Other training in development includes internal training for supervisors, workers, maintenance staff and health officials. This internal lead based paint training is based on the "Work Smart, Work Wet and Work Clean to Work Lead Safe" program. This HUD-approved training focuses on the proper procedures for the Interim Control Process. The program also includes OSHA training required by HUD. Staff has been in constant contact with third parties on Lead Based Paint Inspections and Risk Assessments. Such inspections and monitoring will be conducted as part of a lead-based paint project review that will be effective in January 2002. Staff is also preparing to have lead abatement contractors conduct mitigation as necessary.

ACTION: Ensure compliance with program and comprehensive planning requirements

CONSOLIDATED PLAN 2000-05 GOAL: (p. 159) All funds committed and expended meet regulatory requirements, including-

- **No repayment of federal funds due to lack of internal and compliance controls**
- **100 percent of contractors in compliance**

Accomplishments/Status of Activity:

The monitoring activity of the Neighborhood Housing and Community Development office focused on both individual contracts where compliance issues had been identified in previous years and contracts where no monitoring activity had occurred in previous years.

All contracts current during FY 2000-01, received a risk analysis which in turn decided the type of monitoring review to be conducted i.e. file, desk, or on-site. Several entities were utilized to provide compliance reviews: third party contractors, administrative and financial staff, and a contract compliance monitoring team. Specific areas of review included but were not limited to accessibility, documentation, labor standards enforcement, and performance.

The contract compliance team, itself, completed 81 contract monitoring reviews for the fiscal year. In an effort to provide education on compliance issues, the contract compliance team also provided 11 training sessions to staff, with numerous hours of technical assistance provided to staff and contractors.

ACTION: Reduce the number of persons living below the poverty level

Accomplishments/Status of Activity:

- Transitional Housing Assistance. The Housing Authority of the City of Austin (HACA) provides security deposit assistance and up to 18 months of rental assistance to homeless families who are working toward self-sufficiency under the guidance of the 'Passages' program. Families are referred to the TBRA program through the 'Passages' collaboration, a federally funded program that provides case management to homeless families. HACA and the Salvation Army coordinate this collaboration. HACA had an annual objective to provide rental assistance to 60 new families during the fiscal year. The program met and exceeded that goal, serving a total of 67 new families. All of those families have incomes at 50 percent of the area median income or less. In total, 330 monthly rental payments were issued.
- Job Creation for Low to Moderate-Income Residents. The Neighborhood Commercial Management Program (NCMP) provides loans to existing business expanding their operations, which leads to job creation. The business must be located in or willing to relocate to Austin's priority areas, which have some of the highest poverty rates in the City. Businesses are encouraged to hire neighborhood residents, thus reducing unemployment rates and increasing household incomes in those areas. The program created 21 jobs in FY 2000-01.

- New Section 8 Vouchers. The Housing Authority of the City of Austin was awarded 822 Section 8 vouchers. This award will help to reduce the number of families (3,400) waiting to receive safe, decent, and adequate housing.
- Rehabilitation of Single-Family Homes. The Housing Authority of the City of Austin has acquired 16 single-family homes. These homes will be rented to only Section 8 participants. The majority homes are located west of Interstate 35, therefore providing Section 8 housing throughout Austin.
- Family Self-Sufficiency Graduates. The Housing Authority of the City of Austin continues to provide a support and referral system of public housing and Section 8 participants to become self-sufficient. The Family Self Sufficiency participants are able to transfer additional rent money into an escrow account to be awarded upon graduation for homeownership, educational assistance or other qualified expenses. This year three of Section 8 graduates are making the transition to homeownership.

LEVERAGING RESOURCES

Summary of Accomplishments, FY 2000-01

Federal Requirements: Progress in obtaining “other” public and private resources that address needs identified in the Consolidated Plan. The report discusses how Federal resources made available from HUD leveraged “other” public and private resources, including how any matching requirements were satisfied.

Accomplishments/Status of Activity:

The City of Austin leveraged private resources through the following federally-funded programs in FY 2000-01: Down Payment Assistance, Acquisition and Development, Community Housing Development Organization (CHDO), and Rental Housing Development Assistance. In addition, all funds used to produce units for the Multi-Family Bond program were non-federal. The Summary of Leveraging table (Table 1-6) provides information on the amount leveraged by program and the total amount leveraged.

All recipients of Emergency Shelter Grant (ESG) funding were required to provide matching funds in an amount equal to their grant. Information on sources of match for ESG is provided in Table 5-1. Information on sources of match for the HOME grant is available in Table 3-2.

Mortgage Assistance program (Mortgage Credit Certificates)

In January 2001, the Austin Housing Finance Corporation (AHFC) transferred \$25.6 million originally marked in the Consolidated Plan 2000-05 for single-family bonds and mortgage credit certificates to the HOME Mortgage Assistance program. These funds, when converted to mortgage credit certificates, totaled \$28 million. The purpose of the Mortgage Assistance program is to leverage private dollars for first-time homebuyers.

AHFC’s Board reserved \$10 million of the \$28 million in program funds for Austin Independent School District (AISD) schoolteachers and \$10 million for police, firefighters, and other City of Austin employees; leaving \$8 million open to other qualified Austin residents. AISD is a key partner and is exploring the possibility of using underutilized land from its inventory for additional affordable housing.

This program increases the availability of private mortgage dollars to middle and lower-income families by providing favorable interest rates, and income credits. The program also allows the City through AHFC to work with private builders to identify and pre-sell affordable homes. S.M.A.R.T. Housing incentives will be incorporated to assist both the builder and the buyer. In addition, private employers have been challenged to create “employer assisted programs” modeled after City and AISD programs.

This program benefits not only teachers and other public servants, but also the community as a whole. Strong schools create the foundation for a sustainable community. The program will help Austin to recruit and retain not only teachers, but also vital City employees.

With virtually no matching funds, AHFC Multi-Family Bond program successfully issued \$23.5 million in bond authority for the development of affordable units. This bond authority is further leveraged by the non-profit developers for their respective projects.

Table 1-6
Summary of Leveraging for All Programs
FY 2000-01

Program	Fund Source	Federal Funds Expended	Leverage	Units Expected	Units Completed
Down Payment Assistance	HOME	\$ 590,168	\$ 14,429,019	400	172
Acquisition and Development (Owner)	HOME	\$ 735,132	\$ 422,496	0	9
CHDO (Owner)	HOME	\$ 523,149	\$ 2,229,264	22	32
Rental Housing Dev. Assistance	HOME/CDBG	\$ 1,372,978	\$ 10,834,600		
CHDO (Rental)	HOME/CDBG	\$ 500,000	\$ 365,000	25	16
TOTAL- FEDERAL PROGRAMS		\$ 500,000	\$ 365,000	25	16
Multi-Family Bonds		\$ -	\$23,500,000	560	874
TOTAL- NON-FEDERAL PROGRAMS		\$ -	\$23,500,000	560	874
TOTAL- ALL HOUSING PROGRAMS		\$500,000	\$23,865,000	585	890

CITIZEN COMMENTS

Federal Requirements: Provide a summary of citizen comments received in regard to the program.

A draft FY 2000-01 CAPER was made available to the public for review and written comment from November 21 through December 5, 2001 at the Main Library, certain neighborhood centers, the Housing Authority of the City of Austin administrative offices, and the City of Austin's Neighborhood Housing and Community Development Office. Copies were also distributed to members of the City Council and the Community Development Commission. No citizen comments were received.

SELF-EVALUATION FY 2000-01

OVERALL PROGRESS

The City of Austin provides a wide range of services to low and moderate-income residents to meet their housing and community development needs through its Neighborhood Housing and Community Development Office. The NHCD has developed major initiatives on behalf of the City of Austin that are having a dramatic impact on opportunities for low and moderate-income residents. Those initiatives can be categorized as administrative initiatives, programmatic initiatives, and policy initiatives.

ADMINISTRATIVE INITIATIVES

Business Planning/Consolidated Planning/Budget Process Coordination: NHCD continues to improve its reporting to HUD, City officials and the public and strives to increase public participation in its planning processes. Key reports for FY 2000-01 – the Business Plan, Action Plan, annual budget, and this CAPER -- reflect all funding sources and consistent goals and priorities. This effort allows the Austin community to have complete information about the resources being directed to meeting the needs of low and moderate-income residents.

Integrated Disbursement and Information System: NHCD focussed critical staff resources towards to improve its reporting and tracking of federal grants through HUD's Integrated Disbursement and Information System (IDIS). This system provides HUD with detailed information on the City's performance including information regarding homes built, jobs created, and funds spent. By January, 2002, NHCD staff will have completed, cancelled, or closed more than 2,000 IDIS entries from 1997 to present. A detailed discussion of IDIS clean-up efforts is included in Appendix II.

Expenditure and Timeliness Ratio Information: The City of Austin, NHCD, met all spending requirements for federal grant funds in FY 2000-01.

PROGRAMMATIC INITIATIVES

Affordable Housing:

Creating and retaining affordable housing opportunities remains the critical need of Austin's low and moderate-income residents. The City of Austin has invested more City General Fund dollars than ever before to supplement the resources provided by HUD. The Austin Housing Finance Corporation has been designated as the lead for housing production for the City of Austin and will serve as an "umbrella" non-profit housing corporation by operating programs that will impact the supply of affordable housing and assist low-moderate income clients.

Considering the use of all funds and programs available for affordable housing, AHFC made substantial gains on the five-year production goal during the first year of the Consolidated Plan. The 2000-01 Action Plan projected 2,643 units of housing production, 334 lot acquisitions, and 60 families served with Tenant-Based Rental Assistance (TBRA). During the fiscal year, production totaled 2,277 units, including 67 families served with TBRA and four families who received Section 8 certificates. In addition, 24 lots were

acquired, 208 acres of vacant land were purchased and 754 clients were served with Fair Housing Counseling services. These accomplishments represent 82 percent of the 2000-01 production goal. The 2,206 units produced in fiscal year 2000-01 have also put the City well on its way toward meeting the five-year Consolidated Plan goal: to create and/or retain an annual production of 5,000.

The City allocated a majority of CDBG and HOME funds to achieve its housing priorities. Key accomplishments in 2000-01 include the following:

- AHFC assisted a total of 2,277 families in FY 2000-01 by creating, retaining, or repairing housing units and providing rental assistance. AHFC also served 754 clients with fair housing counseling services, including renters rights and tenant-landlord mediation.
- AHFC invested in future units by acquiring 208 acres at Colony Park and 24 in-fill lots.
- Under Owner-Occupied Housing, AHFC exceeded its goal by 17 percent by completing 816 units where 698 were anticipated. While much of the gain in units was due to augmented production efforts in emergency home repair, AHFC instituted program changes to its Homeowner Moderate Rehabilitation and Rate Buy-Down Programs.

The Down Payment Assistance Program had produced increasing numbers of clients served over the last three years. In 2000-01, this trend slowed due to the lack of supply of homes eligible for the program and because home prices rendered many applicants ineligible for assistance. The 172 families served under this program fell short of the 400 that were originally anticipated. CHDO production for single-family homes also exceeded production goals by 45 percent, creating 32 single-family homes, 10 more than expected.

Under Rental Housing Programs, production resulted in 46 percent of the anticipated goal by completing 288 of 625 expected units. This was primarily due to shortfalls in the Architectural Barrier Removal (Rental) and Rental Housing Development Assistance (RHDA) Programs. The Architectural Barrier Removal (Rental) program produced 64 units, about half of the expected number of units due to contract negotiations and delays. Although the RHDA completed 69 percent, or 208 units of the 300 anticipated, an additional 425 units have been financed and are expected to reach completion in the following fiscal year. Under the CHDO Rental Program, 16, or 64 percent, of the anticipated 25 units were completed.

Economic Development: Economic development activities were designed to create jobs and provide technical assistance and other services to small businesses. Collectively programs achieved or exceeded annual goals significantly, providing technical assistance to 729 businesses and 71 jobs created for low and moderate-income individuals. Due to federal reporting requirements by individual program, however, job creation did not meet goals. Staff will improve selection of reporting categories so that federal reports accurately reflect the high priority achievements.

Revitalization efforts along the East 11th and 12th Street Corridor, through the Austin Revitalization Authority, are underway. The renovation of one historic structure was completed and two other are in various stages of development. Pre-development work for a 95,000 square feet of office, retail and residential space along the corridor is near completion. Anderson Hill Redevelopment Plan (formerly know as SCIP II) is in its early stages of implementation.

Community Development Block Grant Summary



Chapter Two



CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

CHAPTER 2: COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) Summary of Accomplishments, FY 2000-01

Federal Requirements: Assess the relationship of the use of CDBG funds to the priorities, needs, goals, and specific objectives identified in the Consolidated Plan, including an analysis to the extent to which CDBG funds were distributed among different categories of housing needs identified in the Consolidated Plan. Special attention should be given to the highest priority activities identified and evaluation of the extent to which CDBG funds were used for activities that benefited low- and moderate-income persons. Describe the nature of and reasons for any changes in program objectives and indications as to how the jurisdiction would change its programs as a result of its experiences.

The City of Austin uses its Community Development Block Grant funds to support activities in four eligible categories: affordable housing, community/economic development, public services, and public facilities. This evaluation of FY 2000-01 activities is organized by these categories, and a table summarizing these activities concludes the section. As a policy, the City of Austin has chosen to use local revenue instead of CDBG to meet infrastructure and parks and recreational needs of the community. For City programs that received CDBG in the FY 2000-01 Consolidated Plan, the program's goal and its corresponding project number in the Integrated Disbursement and Information System (IDIS) are restated followed by a summary of program activity for the year.

AFFORDABLE HOUSING

Housing programs were listed as high priority activities in the FY 2000-01 Consolidated Plan. See also Chapter 1-Affordable Housing for additional information.

Owner-Occupied Housing

- **Architectural Barrier Removal Program (owner) (IDIS Project #2).** *The ABRP will modify or retrofit the living quarters of 398 low-income elderly and mobility-impaired homeowners to make their housing more accessible in FY 2000-01. Clients are aided by a program administrator who develops a scope of work approved by the property owner and manages the contracting and inspection of all work.*

Accomplishments/Status of Activity:

Disability Assistance of Central Texas provided services to 260 homeowners with disabilities falling short of its goal of 398. Low production in the early months of the fiscal year was followed by significantly higher production in the last two quarters, putting them on track to meet 2001-02 production goals. Eighty-two percent of the homeowners served had incomes of 30 percent MFI or below. Seventy-four percent of the homeowners served were over age 62.

- **Emergency Home Repair Program (IDIS Project #3).** *The Emergency Home Repair program corrects life-threatening living conditions, health and safety hazards and major mechanical systems for 250 low and moderate-income homeowners. A program administrator works with homeowners to develop a mutually agreeable scope of work and then manages the contractor and inspection.*

Accomplishments/Status of Activity:

The Austin Area Urban League (AAUL) continues to operate a very successful program offering emergency home repairs to homeowners earning 80 percent or less than the area's median family income. During the 2000-01 contract year, AAUL exceeded its goal of serving 250 unduplicated households by providing emergency repair services to a total of 556 households. Nearly 71 percent of those served had incomes below 30 percent of the area median income. Another 20 percent had incomes between 31 and 50 percent of the area median income. Production goals for 2001-02 have been adjusted upward to better reflect AAUL's production capacity.

- **Homeowner Moderate Rehab Program (IDIS #4).** *The Homeowner Moderate Rehab Program assists low and moderate-income homeowners with more substantial repairs, such as foundation repair or replacement. Loans are to be provided to needy families who are unable to obtain private financing. Twenty homeowners will be assisted.*

Accomplishments/Status of Activity:

The purpose of the Homeowner Moderate Rehabilitation Program is to address substandard housing conditions of owner-occupied residences located in the City of Austin. The Program provides financial assistance to low and moderate-income homeowners to (i) repair homesteads to meet Housing Code requirements of the City of Austin, (ii) perform required repairs to make the home decent, safe, and sanitary, and (iii) replace or reconstruct homesteads that are not economically feasible to repair. Deferred loans will be available to needy families who are unable to obtain private rehabilitation financing. The program will provide a deferred loan at 3 percent in the amount not to exceed \$35,000 to repair a home or a deferred loan at 3 percent not to exceed \$60,000 to replace or reconstruct a homestead. This program expands on and replaces the Single-Family Loan Program.

As of September 30, 2001, 38 applications were reviewed under the Homeowner Moderate Rehabilitation Program. Seven loans were closed and a total of \$175,119.40 was encumbered to complete the projects currently under construction. Several factors were identified that contributed to the shortfall of the projected results, the most significant being the number of applications denied due to title issues and to the extensive amount of repairs required to bring properties to code. Lower income households (50% or below) did not embrace the policy change of moving from a grant to a deferred interest loan. New guidelines have been drafted to meet the needs of the target market, and market strategies have been implemented to increase awareness of the program.

- **Homeowner Rate Buydown Program (IDIS #5).** *The Homeowner Rate Buydown Program works in conjunction with the Rehabilitation Loan Guarantee Program to further write down the interest rate borrowers obtain on rehabilitation loans from participating lenders. Thirty homeowners will be assisted.*

Accomplishments/Status of Activity:

This program was discontinued because the decrease in the market rates did not make the rate buy-down feasible. No activity was conducted nor recorded.

First-Time Homebuyer

- **Acquisition and Development (Owner) (IDIS #7).** *Working with lenders to leverage City and federal funds, the City plans to reduce the cost of capital for acquisition of lots and minimize the risk of housing development. Under models used by various lenders, public funds can be used as collateral and may be matched in below-market rate financing for infrastructure development and acquisition. The City will also act as a joint venture partner with nonprofit and for-profit developers to convert tracts of land into affordable lots for homeownership and rental development. A total of 167 lots will be produced for new homeownership opportunities for low and moderate-income residents. The program will produce a total of 334 lots for new housing for both homebuyers and renters.*

Accomplishments/Status of Activity:

During FY 2000-2001, the Acquisition and Development Program sold nine homes to families with incomes below 80 percent of median family income. In addition, 24 in-fill lots were acquired throughout the city for single-family home construction. As a development project, AHFC acquired, with non-federal funds, 208 acres at Colony Park. This acquisition will eventually generate in excess of five hundred lots for affordable housing. A smaller acquisition on Tillery Street, in conjunction with previously acquired properties, will generate another thirty lots. Projects underway at the end of the fiscal year include nine homes under construction under the Infill Construction activity and four houses were under construction under the Small Builder Program.

Rental Housing

- **Architectural Barrier Removal Program (rental) (IDIS Project #10).** *The ABRP will modify or retrofit the living quarters of 133 low-income elderly and mobility-impaired renters to make their housing more accessible in FY 2000-01. Clients are aided by a program administrator who develops a scope of work approved by the property owner and manages the contracting and inspection of all work.*

Accomplishments/Status of Activity:

Disability Assistance of Central Texas (DACT) provided home modifications to 64 rental units, falling short of the goal of 133. Low production in the early months of the fiscal year was followed by significantly higher production in the last two quarters, setting them on track to meet 2001-02 production goals. Ninety-two percent of the households served had incomes at 30 percent MFI and below. Sixty-one percent of the households served were headed by persons over age 62.

- **Rental Housing Development Assistance (IDIS Project #11).** *Designed to create and retain more affordable rental units, the program will provide gap financing to developers and investors for the development and rehabilitation of affordable rental projects that would otherwise be economically infeasible. The program will provide deferred payment loans and/or below-market interest rate loans for acquisition, rehabilitation, or new construction. For FY 2000-01 at least 300 rental units for low-to-moderate income households and/or persons with special needs will be created.*

Accomplishments/Status of Activity:

In FY 2000-01, the RHDA Program provided \$1,360,960 in federal funds as gap financing for the development of 425 rental units. Of the 425 units assisted, 102 units were completed and occupied by the end of the fiscal year, of which 53 are reserved for families with incomes below 50 percent of MFI and 49 for families with incomes below 60 percent of MFI. Additionally, 106 units which received federal funds in prior years were completed and occupied in FY 2000-01, for a total of 208 federally-assisted units.

In addition to federal funds, RHDA received \$1,500,000 in non-federal City Housing Trust Funds in FY 2000-01 for the development of an additional 102 units. These units are reserved for families with incomes at or below 50 percent of median family income.

Due to the length and complexity of the development process for multi-family projects, the FY 2000-01 program goal to complete 300 units was not achieved. However, in addition to the 208 units completed and occupied, 427 units were in production at year's end. It is anticipated that all of these 427 units will be completed during FY 2001-02.

- **Acquisition and Development (Rental) (IDIS #12).** *Working with lenders to leverage City and federal funds, the City plans to reduce the cost of capital for acquisition of lots and minimize the risk of housing development. Under models used by various lenders, public funds can be used as collateral and may be matched in below-market rate financing for infrastructure development and acquisition. The City will also act as a joint venture partner with nonprofit and for-profit developers to convert tracts of land into affordable lots for homeownership and rental development. A total of 167 lots will be produced for new rental housing opportunities for low and moderate-income residents. The program will produce a total of 334 lots for new housing for both homebuyers and renters.*

Accomplishments/Status of Activity:

Only one project was funded this fiscal year in the Acquisition and Development rental program. It involved the new construction of 176 units of senior housing financed with AHFC bonds, Acquisition and Development funding and Rental Housing Development Assistance program funding. The units will be reported over the next two years as they are completed and occupied.

- **Community Housing Development Organizations (rental) (IDIS #14).** *With a combination of HOME and CDBG grant monies, a total of 25 new housing for low and moderate-income tenants will be produced. A total of 47 new affordable housing for both homebuyers and renters will be produced by CHDOs.*

Accomplishments/Status of Activity:

FY 2000-01 CDBG funds were allocated to the CHDO program for program delivery. No CDBG monies were expended, however, and CHDO program delivery was funded entirely with HOME funds. See Chapter 3 for program accomplishments.

- **Tenant Based Rental Assistance (TBRA).** CDBG monies for TBRA were replaced with HOME Investment Partnership grant funds. For discussion of that program's accomplishments, please see Chapter 3.

COMMUNITY AND ECONOMIC DEVELOPMENT

All community and economic development programs were listed as medium priority activities in the Consolidated Plan, 2000-2005. The overall goal for these programs is to “create/preserve 250 jobs, primarily for low and moderate income residents”.

Small Business Development

- **Business Assistance Center (IDIS Project #24).** *The BAC will provide procurement, management, marketing and micro-loans and loan service assistance under a single roof. Easily accessible to small, minority and women-owned businesses the center will be funded through CDBG and managed by the City's Small Minority Businesses Resources Department. The Center will create eight jobs in FY 2000-01.*

Accomplishments/Status of Activity:

The Business Assistance Center (BAC) leases office space at no cost to six non-profit organizations that focus on helping small businesses succeed in exchange for the creation of a minimum of two jobs each per year. The Center's job creation goal was eight, and 15 jobs for low or moderate-income individuals were created.

- **Community Development Bank (IDIS Project #25).** *The Austin Community Development Bank provides flexible capital and technical assistance to small and minority businesses starting, expanding or relocating in 59 urban census tracts, nearly all of which are predominantly low income. Under contract with the City, ACDC will create 25 jobs in FY 2000-01.*

Accomplishments/Status of Activity:

The Austin Community Development Bank provides essential capital and services for disadvantaged businesses in Austin. Though services were provided for small and minority businesses during FY 2000-01, these accomplishments were not documented prior to the end of the fiscal year and could not be included in this CAPER.

- **Microenterprise Technical Assistance (IDIS Project #26).** *Provides Business Investment in Growth (BiG) with administrative funds to provide training to individuals in qualified microenterprises. The business development curriculum includes business planning, accessing capital, marketing, and financial management courses. BiG will assist 40 small businesses in FY 2000-01.*

Accomplishments/Status of Activity:

BiG served 534 businesses through 1,695 hours of technical assistance. In addition, staff conducted 71 workshops, and their efforts were responsible for creating 26.5 jobs.

- **Neighborhood Commercial Management Program (IDIS Project #27).** *NCMP is designed to assist in revitalizing blighted or depressed commercial districts by providing gap financing to businesses in or willing to relocate to the NCMP priority areas. The program will create 40 jobs for low-income individuals in FY 2000-01.*

Accomplishments/Status of Activity:

Three loans totaling \$298,000 were funded in FY 2000-01 that were projected to create or retain 32 jobs within the next two years as well as leverage approximately \$745,000 in private sector financing.

Twenty-one jobs have been created or retained for low to moderate-income residents. The shortfall is a result of the limited marketing of the program which resulted in fewer loans made.

- ***Small Minority Business Assistance (IDIS Project #28).*** *The City contracts with six nonprofit organizations and minority chambers of commerce to provide training and individual consultation in long-term management skills to minority entrepreneurs. The program is also intended to link small business owners with experts in a variety of business fields. These organizations will serve 40 businesses in FY 2000-01.*

Accomplishments/Status of Activity:

This program was committed to serve 40 businesses and to promote the creation and/or retention of jobs. The program exceeded its goal through the four contracts associated with the SMBA program by creating a total of 9 full time and 9 part time jobs, by providing 448.5 hours of technical assistance to 195 businesses and holding 37 workshops.

Commercial Revitalization

- ***East 11th and 12th Street Redevelopment Program (IDIS Project #48).*** *In an effort to better target investment, NHCD has put in place a tri-party acquisition, development, and loan agreement with the Austin Revitalization Authority and the Urban Renewal Agency to redevelop a discrete area within one of Austin's most culturally rich and economically distressed neighborhoods. In keeping with the Council-approved Urban Renewal Plan, the City will provide \$9 million in HUD Section 108 Loan financing for land and property acquisition and redevelopment. Revitalization activities will also include property demolition, preservation of historic structures, rehabilitation of substandard structures and the construction of new retail and office facilities.*

Accomplishments/Status of Activity:

ARA has continued the planning efforts for the implementation of the Urban Renewal Plan for the East 11th and East 12th Street corridors. The ARA has overseen the historical renovations of the property located at 1101 E. 11th Street, Haehnel Grocery. Completion of this renovation is scheduled to occur in October 2001. ARA hired RIATA Development and generated commitments from local banks for the development of the 95,000 square foot commercial mixed-use facility on East 11th Street. Three buildings were demolished in an effort to clean up the slum/blighted conditions in the Urban Renewal Area. ARA has provided technical assistance to two small businesses from July 2001 to September 2001. ARA has met their overall contract goals for the past year. A principal payment of \$196,934.86 was made this year on the \$9 million Section 108 loan.

PUBLIC SERVICES

All Public Services programs were listed as high priority activities in the FY 2000-2005 Consolidated Plan, except for Senior Services. The overall goal for these programs was: "Provide accessible human services that meet the needs of Austin's low-income residents and reach as many as possible."

Neighborhood Revitalization

- ***Child Care (IDIS Project #29).*** *Childcare ranked highly in the City's community participation process. As a result, CDBG funds will be allocated for: (1) child care vouchers for homeless and near homeless families; (2) child care vouchers for clients enrolled in self-sufficiency programs; (3) child care spaces for teenage parents; and (4) quality improvement services. The funds will be used to provide subsidized childcare to 211 children.*

Accomplishments/Status of Activity:

The Austin/Travis County Health and Human Services Department (HHSD) administers this program. There were ten (10) subrecipients that were awarded funding under Child Care Services. The services provided by the subrecipients are Teen Parent Child Care, the purchase of child care slots for low-moderate income individuals, and child care training to those individuals that are employed by child care centers. The total number of youth served was 255 for FY 2000/2001 which exceeded the annual goal of 211 youth to be served.

- ***English as a Second Language (IDIS Project #30).*** *NHCD will continue to support English as a Second Language in FY2000-01. The ESL program is provided through an interlocal agreement between the City and Austin Independent School District. English language and adult basic education classes leading to GED are provided at the following seven AISD elementary schools: Allison/Delores, Becker San Jose, Brown, Pecan Springs/Sacred Heart, Zavala Cristo Rey, Sunset Valley, Walnut Creek. The program will serve 350 eligible individuals.*

Accomplishments/Status of Activity:

This contract is administered by the City's Health and Human Services Department (HHSD). Staff is negotiating a contract between HHSD and Austin Independent School District for services. The contract accomplishments will be reported in next year's CAPER.

- ***Fair Housing Counseling (IDIS Project #31).*** *CDBG funds will be used to provide counseling and landlord/tenant dispute mediations to 630 low to moderate-income clients. In addition the funds will provide counseling and information services to renters concerning their rights as well as their responsibilities under local, state, and federal laws. This activity is part of the comprehensive Continuum of Care recommended by the Community Action Network's Homeless Task Force to provide services that can prevent homelessness and assist families with achieving self-sufficiency. The Austin Tenants' Council (ATC) is designated by NHCD as the primary agency to provide this service. ATC will provide these services as a program ATC calls the Renters Rights Assistance Program.*

Accomplishments/Status of Activity:

The Austin Tenants' Council exceeded its goal of serving 630 households. A total of 663 households were provided counseling on renters rights, and 91 households were provided tenant-landlord mediation services, bringing the total number of households served to 754. Included in the total number of households served were 305 fair housing complaints that were identified throughout the year. During the year, staff of the Tenant's Council provided 24 presentations on renters rights to various groups.

- **Housing Information Referral Services (IDIS Project #32).** *Austin's extremely tight rental and homeownership markets have created an acute need to improve accessibility to information about available affordable housing. In an effort to better facilitate transitions up the housing continuum, NHCD will provide technical assistance, referrals and customer assistance in finding available housing and accessing related support services. NHCD staff provide technical assistance about NHCD programs, City services, ordinance, regulations, policies, and administrative procedures. It is anticipated that this activity will serve approximately 10,800 individuals.*

Accomplishments/Status of Activity:

Accomplishments/Status of Activity: A total of 14,151 calls were handled in FY 2000-01. An increase of 2,183 over FY 1999-00. NHCD exceeded the budgeted amount for FY 00/01 (10,800) by 3,351. Analysis shows the increase as being a direct reflection of the visible downturn in the economy. Marketing of the service has primarily been limited to social service organizations and low-income housing advocates. We are reaching a greater audience through extended marketing such as the Internet/ housing web sites. This service/technical assistance will be provided through avenues such as neighborhood centers. Funds were also used to support housing research projects at UT-LBJ School. Graduate students worked with residents in St. Johns and Holly Neighborhood to assess their housing needs and developed educational materials on affordable housing.

- **Neighborhood Support Program (IDIS Project #33).** *The Neighborhood Support Program (NSP)'s overall goal of the program is to improve the quality of life in the neighborhood and to increase resident participation in neighborhood activities. NSP provides small grants to neighborhood associations and other neighborhood-based organizations to assist with projects that are consistent with neighborhood priorities. Neighborhoods also depend on many other City of Austin departments for basic services, from water and wastewater to street cleaning and police protection. At least 3,000 residents of CDBG-priority neighborhoods are expected to be served in FY 2000-01.*

Accomplishments/Status of Activity:

A total of 16,197 people benefited from the services provided under this program. This exceeded our goal of 3,000 people served. These services were delivered under six existing contracts with neighborhood associations and services/projects carried out by Neighborhood Housing and Community Development staff in conjunction with neighborhood organizations. Services included ten neighborhood cleanups, the distribution of four newsletters, a community garden and the promotion of a safety program within our priority areas. The substantial increase of people served was attributed to the large areas covered by the neighborhood cleanups.

- **Senior Services (IDIS Project #34).** *The program is designed to prevent and protect elders from becoming victims of abuse, neglect, or exploitation. It also enables elders to live as independently as possible in safe, decent, affordable housing. CDBG funds will be used to assist 180 families. This program is administered by the Austin/Travis County Health and Human Services Department (HHSD) and operated by Family Eldercare, a local nonprofit organization.*

Accomplishments/Status of Activity:

The program guidelines for this contract allow the subrecipient to provide services to persons 55 years of age if they are disabled or incapacitated. All other persons must be 63 years or older. The action plan for the time period of 10/01/00 through 9/30/01 was to serve 180. The subrecipient exceeded their goals by providing services to a total of 280 clients. This contract is being renewed for FY 01-02.

- **Youth Support Services (IDIS Project #36).** *Improving services for youth was a high priority for Austin residents. This activity funds educational and training opportunities for low to moderate-income youth. CDBG funds will*

serve 533 youth.

Accomplishments/Status of Activity:

There were five contracts that were awarded in prior years that carried over into FY 2000-01. Under these five contracts the goal for the FY 2000-01 goal was 481 but a total of 114 unduplicated youth were served. The previous program design for these Youth Services has been reevaluated during this past fiscal year primarily because of high administrative burdens on non-profits with marginal capacity. After months of program development, collaboration with the Health and Human Services Department, the Community Action Network and others in the community NHCD agreed to allocated funds to the "Youth and Family Assessment Center". This program is operated through the Austin/Travis County Health and Human Services Department and all federal funds are provided directly to youth after they have received assessment at the Center regarding services that are most appropriate for them. The program began in June with a goal of serving 52 unduplicated youth during the balance of the fiscal year. A total of 28 youth were served as a result of the late start up of the program.

PUBLIC FACILITIES AND IMPROVEMENTS

Public facilities were listed as low priority activities in the Consolidated Plan, 2000-2005. The following projects were underway:

Accomplishments/Status of Activity:

- El Buen Pastor Childcare Center. The facility is currently in use with increased numbers of children being served from low to moderate-income families. Numerous delays and construction problems slowed development of the center; however, most outstanding issues have been resolved. The goal was to serve 117 unduplicated youth within the first year of operation. A total of 78 unduplicated youth were served since the June 2001 opening. Of the 78 youth served, 12 of their families were at income levels of 80 percent median family income (MFI), 47 at 50 percent MFI, and 19 at 30 percent MFI.
- Big Brothers/Big Sisters of Central Texas, Inc. Problems with securing adequate specifications and competent contractors has delayed this project. Additional funds have been allocated to the project to secure a consultant who will provide specifications. A contract amendment will be executed within 90 days to provide the additional funds, extend the contract period, and revise the performance measures.
- Travis County Children's' Advocacy Center. The Center has produced detailed construction documents. Bids were solicited and received in July 2001. All bids were over the budgeted amount. The Center's architects have conducted a value engineering review of the specifications and are currently negotiating with the selected contractor to reduce the cost.
- ***Homeless Facility (IDIS Project #37).*** *In fiscal year 2000-01, the City will contract with a nonprofit subsidiary of the Salvation Army Corporation for the design, construction, and management of the shelter.*

Accomplishments/Status of Activity:

Permanent Downtown Homeless Shelter

Parcels of land were acquired for the shelter. Conceptual design and scheduling completed. Construction design work on schedule. All necessary land development code item requirements met. Project is on schedule and budget.

Austin Resource Center for the Homeless (temporary shelter)

Funds have been reprogrammed, allocated and fund release secured. Construction is complete and the facility is occupied.

Women and Children's Shelter

Funds have been reprogrammed, allocated, and a fund release secured. Construction is currently underway and scheduled for completion in January 2002.

- ***Millennium Youth Entertainment Center (IDIS Project #39).*** *In April 1999, the City of Austin received \$7.8 million in Section 108 loan proceeds for the development of the Millennium Youth Entertainment Center. The facility has a video arcade, skating rink, theater, food court, soft play area, and bowling alley. The project was completed and the grand opening held on June 18, 1999. FY 2000-01 CDBG funds in the amount of \$540,654 will be allocated for one-half of the annual debt service payment for this loan. The balance is met through General Fund*

contributions from the Austin Parks and Recreation Department. Debt service on the Section 108 Loan will be paid for the next 17 years.

Accomplishments/Status of Activity:

Half of the project's debt service obligations were met with CDBG funds in the amount of \$375,529.62. The City of Austin Parks and Recreation Department is responsible for the balance from other funding sources.

- **Austin/Travis County MHMR Infant-Parent Program Facility.**

Accomplishments/Status of Activity:

This facility received its Certificate of Occupancy on 10/25/2000. Now that the facility is completed, MHMR has a reporting requirement for number of children provided services. Over the past year, MHMR offered an array of services from their center and provided services to a total of 573, just seven short of their contractual goal of 580. Of the 573, MHMR has documentation that 181 of those served are low/moderate income. The reason for such a low percentage of low/moderate income, was due to the fact that MHMR was not requiring this information along with some of the other required demographic information. MHMR is putting in place mechanisms to ensure that all necessary demographic information will be documented on all future clients.

CERTIFICATIONS FOLLOWED

Federal Requirement: Assess grantee efforts in carrying out the planned actions described in its action plan as part of the grantee's certifications that it is following a current HUD-approved Consolidated Plan. This should include a narrative analysis to show that the grantee: (1) pursued all resources that the grantee indicated it would pursue; (2) provided requested certifications of consistency for HUD programs, in a fair and impartial manner, for which the grantee indicated that it would support application by other entities; and (3) did not hinder Consolidated Plan implementation by action or willful inaction. To the extent that these points are covered in other parts of the performance report, appropriate cross-reference will suffice.

Accomplishments/Status of Activity:

- (1) The City of Austin pursued all resources that it indicated it would pursue.
- (2) The City of Austin provided requested certifications of consistency for HUD programs in a fair and impartial manner. See Appendix IV for a complete list.
- (3) This CAPER clearly shows that the City of Austin did not hinder the implementation of the FY 1999-2000 Consolidated Plan either by action or willful inaction.

CDBG NATIONAL OBJECTIVES

If grantee funds are not used exclusively for the three national objectives, or if the grantee did not comply with the overall benefit certification, then narrative explanation must be included to address these issues. The narrative should address how the use of funds did not address national objectives and how future activities might change as a result of the current experience.

All CDBG funds allocated by the City were used exclusively for meeting the three national objectives. The Neighborhood Housing and Community Development Office complied with the overall benefit certification.

DISPLACEMENT / RELOCATION ACTIONS

If any activities specified for the program year involve acquisition, rehabilitation, or demolition of occupied real property, a narrative must be submitted that identifies the activities and that describes (1) steps actually taken to minimize the amount of displacement resulting from the CDBG-assisted activities, (2) steps taken to identify those households, businesses, farms or nonprofit organizations who occupy the site of a CDBG-assisted project subject to the requirements of the Uniform Relocation Act or Section 104(d) of the 1974 Community Development Act, as amended, and whether or not they were displaced, and what the nature of their needs and preferences, and (3) a description of steps taken to ensure the timely issuance of information notices to displaced households, businesses, farms, or nonprofit organizations.

As a result of CDBG-assisted projects, the City acquired one property which caused two households to be relocated. The households were relocated under the guidelines of the Uniform Relocation and Acquisition Act. The costs associated with the relocation of the two households were \$42,630. The costs were paid with CDBG funds.

The Austin Housing Finance Corporation (AHFC) financed three projects during the fiscal year that involved the acquisition or rehabilitation of owner-occupied properties. Three households were permanently

relocated by the Mary Lee Community organization during a project involving the acquisition of the properties, deferred maintenance work, and accessibility modifications. The households were relocated to another property operated by Mary Lee Community in the same cluster of apartment buildings. Relocation costs were paid by Mary Lee Community operating funds.

JOBS AVAILABLE TO LOW OR MODERATE-INCOME PERSONS

If during the program year there were economic development activities undertaken where jobs were made available to low- or moderate-income persons, but were not taken by them, then the grantee must provide (1) a narrative of actions taken by the grantees and the businesses to ensure first consideration was or will be given to low/mod persons, and (2) a listing by job title of all the permanent jobs created/retained and those that were made available to low/mod persons. If any of the jobs claimed as being available to low/mod persons require special skill, work experience, or education, include a description of the steps being taken or that will be taken to provide such skills, experience, or education.

CDBG subrecipients did not have any activities in 2000-01 where jobs were made available to low- or moderate-income persons but were not taken by them.

SERVICE TO LIMITED CLIENTELE

Federal requirement: If the grantee undertook an activity during the program year which served a limited clientele not falling within one of the categories of presumed limited clientele low to moderate-income benefit, then the grantee must provide a narrative description as to how the nature, location, or other information demonstrates the activities benefit a limited clientele at least 51% of whom are low- and moderate-income.

CDBG did not undertake any activities in 2000-01 that served a limited clientele not falling within one of the categories of presumed limited clientele low and moderate income benefit.

CDBG PROGRAM INCOME

Federal requirement: If activities were undertaken during the program year that generated program income to revolving funds; program income from float funded activities; income from the sale of real property; other loan repayments, prior period adjustments; loans outstanding or written off; parcels of CDBG-acquired property available for sale; or lump sum draw-down payments, then narrative information must be provided in accordance with provisions of CDBG Handbook No. 7610.2 REV-2 pages 3-8 and 3-9, and exhibit 3b.

In fiscal year 2000-01 program income in the amount of \$629,000 was collected from the following CDBG-funded activities: Rental Housing Development Assistance, Neighborhood Commercial Management Program, Homeowner Moderate Rehabilitation Loans and Public Facilities. Twenty percent of the program income generated from these programs was used for program administration.

For each type of rehabilitation program for which projects/units were reported as completed during the program year, provide a narrative description that identifies the type of program and the number of projects/units completed for each, the total CDBG funds involved in the program, and other private funds involved in the project.

Rehabilitation activities funded with CDBG funds are described in the section on "Affordable Housing."

NEIGHBORHOOD REVITALIZATION STRATEGIES

All grantees that had HUD-approved neighborhood revitalization strategies will report progress against benchmarks for the program year. For grantees with Federally-designated EZs or ECs that received HUD approval for a neighborhood revitalization strategy, reports that are required as part of the EZ/EC process shall suffice for purposes of reporting annual progress.

The City of Austin has no HUD-approved neighborhood revitalization strategies.

Table 2-1
Community Development Block Grant Goals and Accomplishments
FY 2000-01
HOUSING PROGRAMS

CDBG-Funded Housing Programs	Program Level (CDBG)	2000-01 Plan Goal		CDBG Funds Expended	Accomplishments	
Architectural Barrier Removal Program	\$750,000	398	units	\$830,338	260	units
Emergency Home Repairs	\$1,000,000	250	units	\$875,146	556	units
Homeowner Moderate Rehab	\$660,000	20	units	\$233,000	0	units
Homeowner Rate Buy-Down*	\$600,000	30	units	---	0	units
Acquisition and Development (Owner)	\$351,174	167	lots	\$496,343	24	lots
Acquisition and Development (Owner)		N/A	units		9	units
Architectural Barrier Removal (Rental)	\$250,000	133	units	\$121,803	64	units
Rental Housing Development Asst.	\$150,000	300	units	\$12,018	208	units
Acquisition and Development (Rental)	\$351,174	167	lots	\$280	0	lots
Community Housing Development Organizations (Rental)**	\$93,798	25	units	---	16	units
Tenant-Based Rental Assistance***	\$367,000	60	persons	---	67	persons
TOTAL, CDBG-FUNDED HOUSING PROGRAMS:	\$4,206,146	1,323		\$2,568,928	1,113	
*This program was discontinued						
**CDBG funds were allocated for CHDO program delivery. However, only HOME funds were expended (see Table 3-1).						
***The TBRA program was incorrectly funded with CDBG in the Action Plan, 2000-01. These funds were replaced with HOME funds. Program accomplishments are discussed in Chapter 3.						

Table 2-2
Community Development Block Grant Goals and Accomplishments
FY 2000-01
COMMUNITY AND ECONOMIC DEVELOPMENT PROGRAMS

CDBG-Funded Community Development Programs	Program Level (CDBG)	Action Plan 00-01 Goal		CDBG Funds Expended	Accomplishments		% of Goal Met
Business Assistance Center	\$385,000	8	jobs	\$398,384	15	jobs	188%
Community Development Bank	\$50,000	25	jobs	\$0	0	jobs	0%
Microenterprise Tech. Assistance	\$160,000	40	businesses	\$180,465	534	businesses	1335%
Neighborhood Commercial Mgmt. Program	\$598,869	40	jobs	\$352,172	21	jobs	53%
Small Minority Business Assistance**	\$140,849	40	businesses	\$89,622	195	businesses	488%
East 11th and 12th St.- Revitalization	\$822,543	Property demolition; Provide Sec.108 loan financing for acquisitions and redevelopment		\$1,231,231*	3 buildings demolished; technical assistance to 2 businesses; \$196,935 paid to Sec.108 loan		
*Includes carry-forward funds.							
**Funding was revised in a reprogramming approved by Austin City Council on July 19, 2001. (See Appendix I)							

Table 2-3
Community Development Block Grant Goals and Accomplishments
FY 2000-01
PUBLIC SERVICES PROGRAMS

CDBG-Funded Public Services Programs	Action Plan 00-01 Program Level (CDBG)	Action Plan 00-01 Goal		CDBG Funds Expended	Accomplishments		% of Goal Met
Child Care Services	\$650,000	211	youth	\$748,579	247	youth	117%
English as a Second Language	\$50,000	350	persons	\$0	0	persons**	0%
Fair Housing and Tenant Counseling	\$255,000	630	persons	\$245,894	754	persons	120%
Housing Information Referral Services	\$55,946	10,800	persons	\$26,027	14,151	persons	131%
Neighborhood Support Program	\$254,061	3,000	persons	\$125,353	16,197	persons	540%
Senior Services	\$80,000	180	persons	\$130,000	280	persons	156%
Youth Support Services	\$243,813	533	youth	\$73,029	142	youth	27%
*Funding was revised in a reprogramming approved by Austin City Council on July 19, 2001.							
**This contract is still under negotiation between HHSD and Austin Independent School District. The contract accomplishments will be reported in next year's CAPER.							

Table 2-4
Community Development Block Grant Goals and Accomplishments
FY 2000-01
PUBLIC FACILITIES PROGRAMS

CDBG-Funded Public Facilities Programs	Action Plan 0-01 Prgm. Level (CDBG)	Action Plan 00-01 Goal		CDBG Funds Expended	Accomplishments	
El Buen Pastor Child Care Center	\$125,000	117	youth	\$642,257*	78	youth
Big Brothers/ Big Sisters	\$35,000	Rehabilitate Facility		---	Additional funds provided, contract period extended	
Travis Co. Children's Advocacy Center	\$150,000	Renovate building and construct addition		---	Solicited bids, value engineering completed, negotiations with contractor	
Permanent Downtown Homeless Shelter	\$2,100,000	Negotiate contracts for shelter design, construction, and management		\$1,606,625	Land acquisition completed; design completed; development code requirements met	
Austin Resource Center for the Homeless (temporary shelter)**	\$552,000	N/A		\$384,311	Funds reprogrammed and allocated; fund release secured; Shelter completed and occupied	
Women and Children's Shelter**	\$339,727	N/A		---	Funds reprogrammed and allocated; fund release secured; Construction scheduled for completion January 2002	
Millennium Youth Entertainment Center	\$903,118	Debt service payments		\$347,283	Debt service payments made	
*Includes carry-forward funds.						
**Funding was revised in a reprogramming on July 19, 2001. (See Appendix I)						

Table 2-5
Beneficiary Demographics for Community and Economic Development Programs
FY 2000-01

Program	Median Family Income				Ethnicity					Characteristics			Total
	0-30%	31-50%	51-80%	More than 80%	Anglo	African Am.	Hispanic	Asian/ Pacific Island	Native Am.	Female Head of Household	Elderly	Person w/ disability in Household	People
Business Assistance Center	-	-	-	-	1	6	8	-	-	-	-	-	15
Community Development Bank*	-	-	-	-	-	-	-	-	-	-	-	-	-
Microenterprise Tech. Assistance	Demographics not required												
Neighborhood Commercial Mgmt. Program.....	-	-	-	-	7	3	11	-	-	-	-	-	21
Small Minority Business Assistance.....	Demographics not required												
East 11th and 12th St.- Revitalization.....	-	-	-	-	-	-	-	-	-	-	-	-	-
	===	===	===	===	===	===	===	===	===	===	===	===	===
Subtotal, Community & Econ. Development Programs.....	-	-	-	-	8	9	19	-	-	-	-	-	36
Child Care Services.....	192	39	16	-	39	86	121	1	-	169	-	-	247
English as a Second Language.....	-	-	-	-	-	-	-	-	-	-	-	-	-
Fair Housing and Tenant Counseling.....	479	226	49	-	228	213	292	15	6	6			754
Housing Information Referral Services.....	Demographics not required												
Neighborhood Support Program.....	Demographics not required												
Senior Services.....	249	15	12	4	193	66	15	6	-	169	139	114	280
Voluntary Compliance Agreement.....	Demographics not required												
Youth Support Services.....	75	35	4	-	4	55	55	-	-	59	4	21	114
	===	===	===	===	===	===	===	===	===	===	===	===	===
Subtotal, Public Services Programs.....	995	315	81	4	464	420	483	22	6	403	143	135	1,395
Homeless Shelter.....	Demographics not required												
Child Care Center.....	Demographics not required												
Millennium Youth Entertainment Complex...	Demographics not required												
	===	===	===	===	===	===	===	===	===	===	===	===	===
Subtotal, Public Facilities Programs.....	Demographics not required												
TOTAL, ALL NON-HOUSING PROGRAMS.....	995	315	81	4	472	429	502	22	6	403	143	135	1,431

*This contract was not yet executed for FY 2000-01.

Home Investment Partnership Grant Summary



Chapter Three



CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

CHAPTER 3: HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) Summary of Accomplishments, FY 2000-01

Federal Requirements: An analysis of the extent to which HOME funds were distributed among different categories of housing needs identified in the Consolidated Plan.

In the Consolidated Plan, 2000-05, the City of Austin identified five HOME-funded activities. In the following narrative, each program's goal and its corresponding project number in the Integrated Disbursement and Information System (IDIS) are restated, followed by a summary of program activity.

First-Time Homebuyer

- **Down Payment Assistance (DPA) IDIS Project #1).**

The DPA program provides deferred or below market-rate loans to low and moderate-income first-time homebuyers to assist them with the down payment and closing costs of their home purchase. Loans are based on need and typically average \$3,000 per household. Loans are secured by a subordinate lien on the property that is non-assumable.

Accomplishments/Status of Activity:

The Downpayment Assistance Program (DPAP) provides financial assistance to income eligible families to help pay for down payment and closing costs associated with purchasing their first home. The loan is in the form of a non amortized, non assumable, non interest bearing loan secured by a lien on the property. The loan is only repaid at the time the owner sells the home and the funds are used to help future home buyers. For FY 2000-2001, 172 down-payment assistance loans were closed. The program did not meet its goal of 400 new first-time homebuyers because of the slowing of the economy and the lack of quality affordable housing units available for purchase in the City of Austin.

- **Acquisition and Development (Owner) (IDIS Project #7).** *Working with lenders to leverage City and federal funds, the City plans to reduce the cost of capital for acquisition of lots and minimize the risk of housing development. Under models used by various lenders, public funds can be used as collateral and may be matched in below-market rate financing for infrastructure development and acquisition. The City will also act as a joint venture partner with nonprofit and for-profit developers to convert tracts of land into affordable lots for homeownership and rental development. A total of 167 lots will be produced for new homeownership opportunities for low and moderate-income residents. The program will produce a total of 334 lots for new housing for both homebuyers and renters.*

Accomplishments/Status of Activity:

During FY 2000-2001, the Acquisition and Development Program sold nine homes to families with incomes below 80 percent of median family income. In addition, 24 in-fill lots were acquired throughout the city for single-family home construction. As a development project, AHFC acquired, with non-federal funds, 208 acres at Colony Park. This acquisition will eventually generate in excess of five hundred lots for affordable housing. A smaller acquisition on Tillery Street, in conjunction with previously acquired properties, will generate another thirty lots. Projects underway at the end of the fiscal year include nine homes under construction under the In-fill Construction activity and four houses were under construction under the Small Builder Program.

Public Services: These programs provide an array of services that further support goals of furthering housing and social services activities for low and moderate-income residents. Critical funds were provided to support childcare for working families and elderly services. Neighborhood and youth programs are funded to improve communities and enrich the lives of adults and children in Austin's priority areas.

Public Facilities: Significant progress was made over the past year with regard to several major projects underway using CDBG public facility monies. Both the El Buen Pastor Child Development Center and the Infant-Parent Training Center of the Austin Travis County Mental Health and Mental Retardation Center are delivering services out of their new facilities. The Travis County Childrens' Advocacy Center is in the process of hiring a general contractor to complete the renovation, and Big Brothers/Big Sisters of Central Texas, Inc. is in the process of hiring a consultant to produce specifications for its project.

The City has been developing three homeless shelter projects. A temporary shelter was completed in September 2001 to serve the homeless male population of the city. A facility for women and children is projected to be completed in November 2001. A permanent homeless facility is currently in the final design stages, with construction due to commence in June 2002.

POLICY INITIATIVES

The S.M.A.R.T. Housing program has exceeded expectations. The City of Austin estimated that 600 single-family or multi-family units would be certified for zoning, subdivision, site plan, or building-permit review in 2000-01. The City certified 5,739 new housing units as meeting S.M.A.R.T. Housing criteria at the pre-submittal stage during FY 2000-01.

SUMMARY

While significant challenges – rising housing costs and a slowing local economy – exist, the City continually improves its programs and partnerships in order to help meet the needs of Austin's low and moderate-income residents. Affordable housing is the highest priority issues for the community, and the majority of beneficiaries of HUD funded programs are minorities with low and very low incomes.

- **Community Housing Development Organization (CHDO) Program (Owner)**

(IDIS Project #8). *A 15 percent set aside of HOME funds is used to fund CHDOs certified by the City. Funds are used for the acquisition, rehabilitation, or new construction of single-family homes or rental housing available to low and moderate-income homebuyers and renters. In response to current housing needs, the program focuses heavily on generating rental housing. In the coming year, the process of awarding CHDO funds will be redesigned around an outcome-based approach in an effort to enhance the impact of these funds. With a combination of HOME and CDBG grant monies, a total of 22 new units for low and moderate-income homebuyers will be produced.*

Accomplishments/Status of Activity:

The CHDO Program made great strides in FY 2000-01. Between the first-time homebuyer and the rental components of the program, the CHDO Program exceeded its fiscal year goal of creating 47 housing units for families with low and moderate incomes. For the fiscal year, a total of 32 single-family homes were built by three local CHDOs and sold to eligible first-time homebuyer families, nineteen of which earn incomes at 50 percent MFI or less. The rental component of the CHDO program created an additional 16 units during the year, adding up to a total of 48 families who have affordable housing as a result of the partnership between the Austin Housing Finance Corporation and Austin CHDOs.

The Program committed a total of \$1.36 million to CHDO projects during the fiscal year, closed 4 new loans to certified CHDOs totaling \$820,600, and certified three organizations as first-time City of Austin CHDOs. Of the new commitments, \$434,360 was committed to homeownership projects and \$929,000 to rental projects. Most of the housing units associated with those projects will come online in FY2001-02.

The Program also moved to an open NOFA (Notice of Funding Availability) process for receiving and evaluating project proposals. CHDO project proposals had previously been accepted and evaluated only during a finite window during the year. The result was that potentially feasible projects that were in too early a stage of predevelopment to merit a commitment of CHDO funds could not apply again until the next NOFA round. CHDO investment proposals are now received on a first-come, first-served basis, but are reviewed based on a fixed set of evaluation criteria. CHDOs submit proposals whenever their project is ready to move forward, thereby increasing their chances of receiving a commitment of CHDO financing. The process will result in a short period between the commitment of the CHDO funds and the construction of the housing units, as projects at higher levels of readiness receive CHDO funds.

- **Anderson Hill Redevelopment (Owner) (IDIS Project #9).**

The ownership of 56 parcels will be transferred from the Anderson Community Development Corporation to the City of Austin. The City will complete 74 housing units, 50 of which will be made available to first-time homebuyers.

Accomplishments/Status of Activity:

A conceptual project plan was developed; an overall development plan was written; a preliminary pro forma and construction schedule was developed; engineering work was started on the townhouse development; a groundbreaking was held for the homeownership phase of the Anderson Hill Redevelopment Project; and, a \$500,000 Department of Interior grant was awarded for the redevelopment of Lott Park. None of the 26 units were started during this time period. It is anticipated that construction will start on 3 units by the end of October 2001.

Rental Housing

- ***Rental Housing Development Assistance (IDIS Project #11).*** Designed to create and retain more affordable rental units, the program will provide gap financing to developers and investors for the development and rehabilitation of affordable rental projects that would otherwise be economically infeasible. The program will provide deferred payment loans and/or below-market interest rate loans for acquisition, rehabilitation, or new construction. For FY 2000-01 at least 300 rental units for low-to-moderate income households and/or persons with special needs will be created.

Accomplishments/Status of Activity:

In FY 00-01, the Rental Housing Development Assistance (RHDA) Program provided \$1,360,960 in federal funds as gap financing for the development of 425 rental units of which 424 are reserved for families with yearly incomes at or below 60 percent of MFI and 1 unit for families below 80 percent of MFI. Of the 425 units assisted, 102 units were completed and occupied comprised of 53 units by families with incomes below 50 percent of MFI and 49 families below 60 percent of MFI. Additionally, of 110 units receiving federal funds in previous years, another 106 units were also completed for a total completion of 208 federally-assisted units in FY 00-01. In addition to federal funds, \$1,500,000 in non-federal City Housing Trust Funds were also provided through the RHDA Program for the development of 102 additional units for families with incomes of or below 50 percent of MFI. In summary for FY 00-01, the RHDA Program provided a total of \$2,860,960 for 527 units of rental housing of which 102 units were completed and occupied with 427 units in production; and, an additional 106 of 110 units funded in prior years were completed and occupied with 2 units in production. Due to the length and complexity of the development process for multifamily projects, the RHDA Program goal to complete 300 units during the year was not achieved, however, of 637 units assisted in FY 00-01 and previously, a total of 208 units were completed during the year and 427 units are in production at year's end. It is anticipated that all 427 units in production will be completed in early-to-mid FY 01-02.

- ***Acquisition and Development (Rental) (IDIS #12).*** Working with lenders to leverage City and federal funds, the City plans to reduce the cost of capital for acquisition of lots and minimize the risk of housing development. Under models used by various lenders, public funds can be used as collateral and may be matched in below-market rate financing for infrastructure development and acquisition. The City will also act as a joint venture partner with nonprofit and for-profit developers to convert tracts of land into affordable lots for homeownership and rental development. A total of 167 lots will be produced for new rental housing opportunities for low and moderate-income residents. The program will produce a total of 334 lots for new housing for both homebuyers and renters.

Accomplishments/Status of Activity:

Only one project was funded this fiscal year in the Acquisition and Development rental program. It involved the new construction of 176 units of senior housing financed with AHFC bonds, Acquisition and Development funding and Rental Housing Development Assistance program funding. The units will be reported over the next two years as they are completed and occupied.

- ***Community Housing Development Organizations (Rental) (IDIS #14).*** With a combination of HOME and CDBG grant monies, a total of 25 new housing for low and moderate-income tenants will be produced. A total of 47 new affordable housing for both for both homebuyers and renters will be produced by CHDOs.

Accomplishments/Status of Activity:

The CHDO Program made great strides in FY 2000-01. Between the rental and the first-time homebuyer components of the program, the CHDO Program exceeded its fiscal year goal of creating 47 housing units for families with low and moderate incomes. For the fiscal year, a total of 16 CHDO rental units came online. All of these units are occupied by families earning 50 percent MFI or below. The first-time homebuyer component of the CHDO Program created an additional 32 single-family homes during the year, adding up to a total of 48 families who have affordable housing as a result of the partnership between the Austin Housing Finance Corporation and Austin CHDOs.

The Program committed a total of \$1.36 million to CHDO projects during the fiscal year, closed 4 new loans to certified CHDOs totaling \$820,600, and certified three organizations as first-time City of Austin CHDOs. Of the new commitments, \$434,360 was committed to homeownership projects and \$929,000 to rental projects. Most of the housing units associated with those projects will come online in FY 2001-02. A FY 1999-2000 commitment of \$103,266 to the Corporation for Affordable Housing for the development of 30 rental units was deobligated, as the project was unable to move forward. Those funds have been added to the FY 2001-02 CHDO funds to be invested in other eligible projects.

The Program also moved to an open NOFA (Notice of Funding Availability) process for receiving and evaluating project proposals. CHDO project proposals had previously been accepted and evaluated only during a finite window during the year. The result was that potentially feasible projects that were in too early a stage of predevelopment to merit a commitment of CHDO funds could not apply again until the next NOFA round. CHDO investment proposals are now received on a first-come, first-served basis, but are reviewed based on a fixed set of evaluation criteria. CHDOs submit proposals whenever their project is ready to move forward, thereby increasing their chances of receiving a commitment of CHDO financing. The process will result in a short period between the commitment of the CHDO funds and the construction of the housing units, as projects at higher levels of readiness receive CHDO funds.

- **Anderson Hill Redevelopment (Rental) (IDIS Project #15).**

The ownership of 56 parcels will be transferred from the Anderson Community Development Corporation to the City of Austin. The City will complete 74 housing units, 24 of which will be rental units.

Accomplishments/Status of Activity:

Accomplishments this year include: strategic planning; surveying for land availability; identifying a potential rental project site; negotiations with Anderson Community Development Corporation on the location and feasibility of the rental project.

Transitional/Assisted Housing

- **Tenant Based Rental Assistance (IDIS #16).** *The Tenant-Based Rental Assistance program provides rental housing subsidies and security deposits to eligible homeless families earning up to 50 percent MFI. The FY 2000-01 goal for the program was to serve 60 families. [Note: The TBRA program was incorrectly funded with CDBG funds in the Action Plan, FY 2000-01. These funds were replaced with HOME Investment Partnership Program monies.]*

Accomplishments/Status of Activity:

The Housing Authority of the City of Austin (HACA) provides security deposit assistance and up to 18 months of rental assistance to homeless families who are working toward self-sufficiency under the guidance of the 'Passages' program. Families are referred to the TBRA program through the 'Passages' collaboration -- a federally-funded program that provides case management to homeless families. This collaboration is coordinated by HACA and the Salvation Army. HACA had an annual objective to provide rental assistance to 60 new families during the fiscal year. The program met and exceeded that goal, serving a total of 67 new families. All of those families have incomes at 50 percent of the area median income or less. In total, 330 monthly rental payments were issued.

- **Transitional Housing(IDIS #17).**

A total of 16 new housing transitional units will be produced. Case management will be provided to all residents in to help them make the transition to permanent housing.

Accomplishments/Status of Activity:

Funds are available from HOME grant monies budgeted for the rehabilitation of the Monarch Apartments, a transitional housing facility. Actual costs of repairs exceeded those projected prior to acquisition of property, and the property was sold. These funds are to be transferred to other housing programs to support the creation of housing opportunities for low and moderate-income residents.

OTHER HOME REPORTING REQUIREMENTS

Federal Requirements: A report on match contributions made using a separate Home Match Report. (See Table 3-2)

HOME PF's should submit Part III of HUD Form 40107 to report contracts and subcontracts with Minority Business Enterprises (MBEs) and Women's Business Enterprises (WBEs).

Accomplishments/Status of Activity:

HUD Form 40107						
Part III:						
Minority Business Enterprises (MBE) and Women Business Enterprises (WBE)						
	a. Total	Minority Business Enterprises (MBE)			e. Hispanic	f. White Non-Hispanic
		b. Alaskan Native or American Indian	c. Asian or Pacific Islander	d. Black Non-Hispanic		
A. Contracts:						
1. Number	3	0	1	0	2	11
2. Dollar Amount	\$358,386	0	\$520	0	\$240,322.01	\$117,544
B. Sub-Contracts:						
1. Number	0	0	0	0	0	0
2. Dollar Amount	0	0	0	0	0	0
	a. Total	b. Women Business Enterprises (WBE)	c. Male			
C. Contracts:						
1. Number	14	3	11			
2. Dollar Amount	\$358,386	\$133,203	\$214,183			
D. Sub-Contracts:						
1. Number	0	0	0			
2. Dollar Amount	0	0	0			

Federal Requirements: The results of on-site inspections of affordable rental housing assisted under HOME and an assessment of the City of Austin's affirmative marketing actions and outreach to minority and women-owned businesses.

Accomplishments/Status of Activity:

- On-Site Inspections.*** All units required by the Voluntary Compliance Agreement to be accessible or adaptable undergo plan review and inspection for accessibility components under a contract with The Buck Group. New single-family homes receiving City assistance must meet local visitability standards and receive plan review and inspection by City staff prior to occupancy. All S.M.A.R.T. Housing units are inspected for compliance with accessibility and visitability standards during the construction stage. In addition, the Buck Group completed plan review and inspection for 21 multi-family sites by September 2001. The Voluntary Compliance Agreement required plan review or inspection of 20 multi-family sites by September 2002. Three sites report that they have made all corrections and have requested re-inspection by the Buck Group. The Buck Group had not verified full compliance by September 2000.
- Affirmative Marketing Actions.*** The City's efforts toward affirmative marketing in its housing programs are aimed at ensuring that eligible participants have ample access and opportunity for programs using federal funds. These efforts include marketing at events including radio talk shows, homebuyer fairs, community meetings, and subcontractor requirements. In addition, staff participated in 16 community and city-wide events in order to promote housing assistance programs available for eligible participants. These included:

Date	Event	Date	Event
2/21/01	Holly Neighborhood Open House	5/2/01	Holly Neighborhood Housing Meeting
3/7/01	St. John's Together and Safe Meeting	5/5/01	Cinco de Mayo Celebration Plaza Saltillo
3/17/01	Central East Austin Planning Meeting	5/19/01	4th Annual Community Awareness Rally Ft. Branch
March-April	3 Holly Neighborhood Planning Meetings	6/9/01	Central Texas Homebuyer Fair Dell Diamond (Round Rock, TX)
4/5/01	Health/Education Showcase	6/9/01	Neighborhood By Design
4/7/01	Gospel & Health Festival	6/18/01	Juneteenth Celebration
4/17-4/19	Housing Fair (Sect. 8)	8/24-8/26	Home and Garden Show

- ***Outreach to Minority and Women-Owned Businesses.*** Contractors providing construction-related services were utilized by AHFC's homeownership and rental development programs. AHFC solicited minority and women-owned businesses through advertisement a and through letters mailed to the Hispanic Contractors Association, the Black Contractors Association, and Women in Construction. All AHFC contracts requiring construction include goals for minority and women-owned businesses. Provisions require good faith effort in achieving these goals, calculating contractor participation, and substituting contractors. Included in these provisions are the requirement to solicit through available means services from organizations who have the capability to perform the work of the contract; to provide interested contractors with adequate information about plans, specifications, and requirements of the contract in a timely manner allowing opportunity to respond to solicitations; and negotiating in good faith with these respective contractors.

HOME PROGRAM INCOME

Program Income is income received by a PJ, state recipient, or subrecipient directly generated from the use of HOME funds or matching contribution. Program income includes, but is not limited to: proceeds from the sale or long-tem lease of real property acquired, rehabilitated or constructed with HOME funds or matching contributions; income from the use or rental of real property; payment of principal and interest on loans made with HOME or matching funds, and proceeds from the sale of loans or obligations secured by loans made with HOME or matching contributions; interest on program income and any other interest or return on the investment of HOME and matching funds.

In fiscal year 2000-01 program income in the amount of \$85,000 was collected from the following HOME-funded activities: Rental Housing Development Assistance, Community Housing Development Organizations, and Down Payment Assistance. Ten percent of the program income generated from these programs was used for program administration.

Table 3-1
HOME Housing Goals and Accomplishments
FY 2000-01

Priority	HOME-Funded Programs	Action Plan 2000-01 Program Level (HOME)	Action Plan Goal		HOME Funds Expended	Accomplishments	
First-Time Homebuyer Housing	Down Payment Assistance	\$ 1,383,250	400	persons	\$ 626,706	172	people
	Acquisition and Development (Owner)	\$ 275,000	167	lots	\$ 238,789	24	lots
	Acquisition and Development (Owner)		N/A	units		9	units
	Community Housing Development Organizations (Owner)	\$ 828,124	22	units	\$ 523,149	32	units
	Anderson Hill Redevelopment (Owner)	\$ 1,689,736	26	units	\$ 37,268	---	units
Rental Housing	Rental Housing Development Assistance	\$ 3,548,539	300	units	\$ 1,360,960	208	units
	Acquisition and Development (Rental)	\$ 1,553,177	167	lots	\$ -	---	lots
	Community Housing Development Organizations (Rental)	\$ 828,124	25	units	\$ 500,000	16	units
	Anderson Hill (Rental)	\$ 187,749	---	units	\$ -	---	units
Transitional/ Assisted Housing	Tenant-Based Rental Assistance*	---	---	persons	\$ 291,453	67	people
	Transitional Housing	\$ 107,549	16	persons	\$ -	---	people
TOTAL, HOME-FUNDED HOUSING PROGRAMS:		\$ 10,401,248	956		\$ 3,578,325	520	
*TBRA program was incorrectly funded with CDBG in the Action Plan, 2000-01. These were replaced with HOME funds.							

HOME Match Report

Part I Participant Identification

Match Contributions for Federal Fiscal Year (yyyy)	Amount
2000	100
2001	100
2002	100
2003	100
2004	100
2005	100
2006	100
2007	100
2008	100
2009	100
2010	100
2011	100
2012	100
2013	100
2014	100
2015	100
2016	100
2017	100
2018	100
2019	100
2020	100
2021	100
2022	100
2023	100
2024	100
2025	100
2026	100
2027	100
2028	100
2029	100
2030	100
2031	100
2032	100
2033	100
2034	100
2035	100
2036	100
2037	100
2038	100
2039	100
2040	100
2041	100
2042	100
2043	100
2044	100
2045	100
2046	100
2047	100
2048	100
2049	100
2050	100
2051	100
2052	100
2053	100
2054	100
2055	100
2056	100
2057	100
2058	100
2059	100
2060	100
2061	100
2062	100
2063	100
2064	100
2065	100
2066	100
2067	100
2068	100
2069	100
2070	100
2071	100
2072	100
2073	100
2074	100
2075	100
2076	100
2077	100
2078	100
2079	100
2080	100
2081	100
2082	100
2083	100
2084	100
2085	100
2086	100
2087	100
2088	100
2089	100
2090	100
2091	100
2092	100
2093	100
2094	100
2095	100
2096	100
2097	100
2098	100
2099	100

1. Participant No. (assigned by HUD)	2. Name of the Participating Jurisdiction		3. Name of Contact (person completing this report)
5. Street Address of the Participating Jurisdiction			4. Contact's Phone Number (include area code)
6. City	7. State	8. Zip Code	

Part II Fiscal Year Summary

1. Excess match from prior Federal fiscal year	\$	
2. Match contributed during current Federal fiscal year (see Part III.9.)	\$	
3. Total match available for current Federal fiscal year (line 1 + line 2)		\$
4. Match liability for current Federal fiscal year		\$
5. Excess match carried over to next Federal fiscal year (line 3 minus line 4)		\$

Part III Match Contribution for the Federal Fiscal Year

[illegible]

[illegible]

Housing Opportunities for People with AIDS



Chapter Four



CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

CHAPTER 4: HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS Summary of Accomplishments, FY 2000-01

The City of Austin uses its Housing Opportunities for Persons with AIDS (HOPWA) funds to support activities in two eligible categories: 1) rent, mortgage, and utility assistance and 2) supportive services. This evaluation of FY 2000/2001 activities is organized by these categories, and includes narrative discussion followed by four tables required by the U.S. Department of Housing and Urban Development.

Federal Requirements: An assessment of three to five-year goals and objectives, including how activities undertaken during the year address objectives to allow for HUD and citizens to assess annual progress in meeting goals.

The 2000 Consolidated Plan listed two strategies for HOPWA funds:

- Rent, Mortgage, and Utility Assistance (*IDIS #18*) \$598,120
- Supportive services (*IDIS #19*) \$165,270

Both strategies were initially funded at the levels shown above in FY 2000/2001. However, as a result of realigning the 12-month project contract periods with the Federal fiscal year, these projects were cut short to seven (7) months, March 1, 2001 to September 30, 2001. Thus, each project ended the reporting year with some unexpended funds as follows:

- Rent, Mortgage, and Utility Assistance \$249,190
- Supportive services \$ 19,279
- Total Unexpended Funds \$268,469

Overall, for the reporting period October 1, 2000 to September 30, 2001, the number of unduplicated HOPWA clients served fell short of the 528 goal by 14 clients – 2.6% lower than projected.

The public is encouraged to assess the City's progress in meeting goals and objectives in three ways.

1. Each year, the Austin Area Comprehensive HIV Planning Council reviews the previous year's progress and achievements before allocating current year funding for the purchase of more housing services. The HIV Planning Council is the Ryan White CARE Act planning body responsible for allocating funds for HIV-related services in the community.
2. Each year the draft Consolidated Plan is available for public review and comment for thirty days in the spring/summer during which time residents living with HIV/AIDS and the general public can examine the City's planned use of HOPWA funds.

3. A draft of the year-end performance report describing the City's accomplishments with regard to HOPWA funds is available every December to residents living with HIV/AIDS and the general public for review and comment.

Client Satisfaction Surveys are distributed on an annual basis to assess program goals and objectives. The survey includes client opinion about service provider staff interactions and program requirements. It also includes a component that reviews use of services. This allows the HHSD and to evaluate current programming and its' usefulness to clients. The Basic Needs Survey is given quarterly to all adult clients. This survey asks whether or not the client's basic needs, i.e. food, clothing, shelter, medical care, etc. are being met while in the program. Since the program goals are to provide low-income housing, meet basic needs and provide resources, this survey is effective in providing this information.

The City of Austin's Neighborhood Housing and Community Development Office is the official recipient of HOPWA funds. NHCD contracts with the Austin/Travis County Health and Human Services Department to administer programs assisting income-eligible residents who are living with HIV/AIDS. NHCD works closely with Health Department staff and members of the HIV Planning Council when preparing the annual Consolidated Plan and performance report.

Federal Requirements: An evaluation of progress in meeting its specific objective of providing affordable housing, including a summary that compares actual to proposed goals;

Overall, the Austin area HIV housing service providers served 14 fewer HIV positive clients than projected with affordable housing services funded by HOPWA. Initially, the projected number of clients to be served was 528. At year-end, the program had served a total of 514 clients. The housing program had two (2) components.

- The Assisted Housing Program (Rent, Mortgage, and Utility Assistance) served 24 fewer clients due to larger family sizes and longer lengths of stay than anticipated, thus, increasing the cost per client served. The initial goal was to serve 511 unduplicated HIV positive clients; the program actually served 487 clients, plus 186 family members.
- The Supportive Housing Program's goal anticipated serving 17 unduplicated clients; however, 27 HIV positive clients and 12 family members were actually served. The average length of stay for residents was shorter than projected, thus, many more clients were provided supportive housing.

Project Transitions met the objective of providing affordable housing by following the HUD guidelines of charging 30 percent of current income to all residents. If the resident had no income, there is no charge. They also assisted residents in applications to other affordable housing options and to utility, deposit and other resources that help sustain them.

CHART 4-1
Comparison of HOPWA Housing Goals to Accomplishments
FY 2000-01

HOPWA Programs	Goal(s)		Accomplishments		Difference: Accomplishment to Goal	
	units	people served	units	people served	units	people served
Assisted Housing	NA	511	487	487	NA	(24)
Supportive Housing	NA	17	15	27	NA	10
TOTAL CLIENTS	NA	528	502	514	NA	(14)

NA = Not available.

Federal Requirements: A Continuum of Care narrative that addresses the needs of homeless persons and the special needs of persons that are not homeless but require supportive housing, (including persons with HIV/AIDS and their families), with a summary of actions taken during the year;

The Austin area HIV/AIDS service providers do not have adequate resources to address the entire continuum of care, i.e. homeless, public housing, low-income housing, or permanent housing. Therefore, priority is placed on rent, mortgage, and/or utility assistance; transitional housing; and housing with supportive services. All of these programs utilize housing assistance to enable clients to enter into and remain in medical care and/or other social services.

A recent assessment of needs found that of the clients living with HIV/AIDS surveyed approximately 25 percent were near homelessness. Because of this, the HIV Planning Council set helping to maintain adequate and stable housing as a priority for HOPWA and Ryan White I funds – and directed HIV-service providers to concentrate their financial resources to do so as well. (See Chart 4-1 for accomplishments.)

Persons who are homeless who enter supportive housing have a great need for emotional and physical support. Initially, the program provides stable shelter and food. The staff then works with the resident on other issues affecting the homeless, including acquiring household belongings, clothing, other food resources, and health care. The secondary issue, although as important, is providing the psychological and emotional support that assists the resident in learning how to function in a non-threatening environment.

Residents who are not homeless, but require supportive housing, are served by staff that also monitor their physical and mental health. Physical support for persons who are ill is available through meals and meal delivery, transportation to food sources, and food pick-up. The staff

awareness of a resident's physical condition provides a safety net so that other service providers can be made immediately aware of increasing health needs. Additional support for residents with mental health conditions is provided by staff assistance with daily responsibilities and commitments, such as paying bills, remembering appointments, etc. In addition, behavior that places a resident at risk of losing housing in a mainstream environment can be addressed quickly by supportive housing staff and problem-solving measures can be taken before housing is lost

Federal Requirements: Other actions indicated in the strategic and action plans.

The HIV Planning Council allocates funds from several grants to purchase various HIV-related services. These allocations are based on the Council's list of priority services and documented need for funding that cannot be provided from other sources. The Planning Council completed a Comprehensive Needs Assessment in early 1999. As a result, the Council set housing as the sixth highest priority out of 23 services the Council oversees.

Safeguards have been established to ensure that clients throughout the ten-county service delivery area are served equitably. In addition to HOPWA funds received directly from HUD, the City also receives HOPWA funds through the State of Texas to provide rent, mortgage, and utility assistance to clients living beyond the City of Austin boundaries. This ensures that federal housing funds are available to people living with HIV/AIDS and their families in more rural areas of Central Texas.

Project Transitions also provided a low-income independent housing program that is not funded by HOPWA. This program allows residents of supportive housing who are not in need of supportive services, but still need a supportive environment, to transition to a more independent environment. In addition, supportive housing residents who are not able to transition to mainstream affordable housing due to legal or criminal problems or lack of income can be housed at in this program. The community provides a safe and affordable place to live with HIV

Federal Requirements: Leveraging resources in describing progress in obtaining other public and private resources that address needs identified in the plan

Because housing needs far exceed demand, other funding sources have been sought. Resources have come from the following:

- (1) the HIV Planning Council allocated \$213,073 of Title I funding for residential housing supportive services,
- (2) Project Transitions contributed \$109,502 of its own general funds for housing related services
- (3) clients who can afford to pay a portion of their monthly housing / supportive services costs. A sliding-scale fee structure is used to assess how much these clients can contribute. Program income is retained by the HOPWA subcontractors and used to provide additional services.

Federal Requirements: A summary of citizen comments.

By reviewing the semi-annual Client Satisfaction Survey and reviewing service use, and by reviewing client service plans, it is possible to determine the services residents find the most valuable. Also, to plan for the future, national trends are reviewed, as well as local demands for service. These help indicate the path that the programs take.

A draft FY 2000/2001 CAPER was made available for public review and comment from November 21-December 5, 2000 at the Main Library, neighborhood centers, the Housing Authority of the City of Austin, and NHCD.

Federal Requirements: The self-evaluation of accomplishments and plans for the future.

Accomplishments to date under the HOPWA program have ranged from providing services to a greater number of clients than expected, to facing challenges posed by new drug therapies available to treat persons living with HIV/AIDS. The last funding cycle was crucial to community-based organizations providing services to people with HIV/AIDS because they found themselves able to provide services to a larger number of clients than originally forecast. This was due to several factors; one of which is that coordination among service providers and other housing programs has improved. Along with this, case managers at agencies were better able to engage the client to accomplishing his/her plan towards self-sufficiency.

Another accomplishment, which initially presented itself as a challenge, was dealing with clients improved health condition due to the use of new drug therapies. This success brought to light factors which case managers at individual agencies had to confront in order to continue providing quality services to their clients. The major challenge stemming from improved health condition was that when a client's health improves, it does not signify immediate discontinuation of the utilization of housing services. Therefore, adequate and focused case management was essential in order to better meet the needs of the clients, which included housing assistance.

In all, service providers understand the importance of balancing financial resources, available HIV/AIDS services, client needs, and community-wide services to successfully and adequately meet the needs of their client base.

Federal Requirements: An analysis of the extent to which HOPWA funds were distributed among different categories of housing needs identified in its approved Consolidated Plan.

Each year, HOPWA funds have been expended according to the Consolidated Plan. Of the different categories of housing need, the Austin-area clients identified Rent, Mortgage, and Utility Assistance, Transitional Housing, and Residential Supportive Services as their highest housing priority. As such, the available housing funds are being allocated to the services most needed and valued by the clients.

In addition to HOPWA funds, Austin residents living with HIV/AIDS and their families may also qualify for a range of housing services offered to income-eligible households through the Neighborhood Housing and Community Development Office programs. These include rental and homeownership programs for residents earning low to moderate incomes. People living with HIV/AIDS may also benefit from an increased number of homes/ apartments that are accessible, adaptable, and visitable. (See also Chapter 1-Affordable Housing.) This increase is due to City policies that offer incentives to builders/developers. (See pg. 1-5 concerning the S.M.A.R.T. Housing Initiative.)

Federal Requirements: An overview of activities carried out, barriers encountered, actions in response to barriers and recommendations for program improvement. For example, a grantee could describe difficulties that were encountered in implementing the program based on a review of residents concerns and the actions taken to address those concerns. Recommendations for program improvements should include ideas of procedural, regulatory, and other changes and describe how such changes would benefit eligible persons and/or improve administrative efficiency. Grantees that select project sponsors also should address how grant management oversight of sponsor activities was undertaken, including how recipients of such assistance were chosen and what services provided.

The increase in HOPWA-eligible clients compounded with the rapidly rising cost of Austin housing and the lack of available homes/apartments that are affordable requires existing programs to provide a deeper subsidy to each client, thus reducing the number of clients who are able to be assisted. This challenge is expected to continue and perhaps worsen unless financial resources are increased and/or more affordable housing is produced.

In order to maximize available resources, case managers work closely with the local public housing authorities and other housing providers to find ways to best assist their clients. The goal of this coordination is to maintain or place clients in housing best suited to his/her needs. An example of such coordination is the work of Project Transitions and other service providers.

The barriers to service include HUD guidelines that limit the placement of transitional supportive housing residents into mainstream low-income housing because of extensive criminal backgrounds and substance abuse.. These requirements increase our waiting list for supportive housing due to the lack of ability to move residents into mainstream low-income housing.

HOPWA service providers are addressing barriers by:

- 1) providing applications to all low-income housing that are accepting applications, assisting residents in completing them and delivering them to the appropriate place;
- 2) working with residents on appeals to the Housing Authority;
- 3) providing a substance abuse support group on site and referrals for treatment when needed;
- 4) holding housing for residents while they enter inpatient treatment;
- 5) working to move residents with documented disabilities to up on Housing Authority waiting list to create more space for new residents.

Federal Requirements: Information on what other resources that were used in conjunction with HOPWA funded activities, including cash resources and in-kind contributions, such as the value of services or materials provided by volunteering or by other individuals or organizations. If not already addressed in the general performance report narratives, HOPWA grantees also should indicate how activities were carried out in collaboration with related programs, including consultations or coordination of planning with clients, advocates and entities that administer programs under the Ryan White CARE Act, AIDS Drug Assistance Programs, or other efforts that assist persons living with HIV/AIDS and their families.”

Supportive Housing staff work actively with case managers at ASA, CARE, ALLGO and HIV Services for client case management needs. We are creating a collaboration with Communities Together to provide substance abuse support on-site. Transportation and pick-up for the ASA and CEACO food banks is provided. The staff has created a resource directory that contains information about available community resources, including food, clothing, education, employment, children’s needs (schools, immunizations, etc), transportation options, housing options, mental health resources, etc. and make contacts and referrals as needed. Staff and interns work to coordinate services as well with Child Protective Services, the City of Austin Housing Authority, Texas Rehabilitation Commission, Capital Area Workforce and members of the legal system. Project Transitions staff are also participating in a pilot Wrap Around Program for female offenders reentering Travis County which is facilitated by the Texas Department of Criminal Justice.

The City of Austin's HOPWA program is one of six HIV-related grant programs that provide services under 23 categories of HIV/AIDS services in the Austin area. These grants include: Ryan White-Titles I, II, and III; State of Texas HIV Health and Social Services; HOPWA-HUD; and HOPWA-State of Texas. Collectively, this represents a community HIV program of services valued at over \$7.1 million annually. In the Austin area, only one HIV services Priority List - authored by the Austin Area HIV Planning Council based on an EMSA-wide comprehensive needs assessment— is generated. By allocating grant funds to services with respect to this community-wide priority list, additional contributions from grant allocations, private funds, and in-kind contributions are effectively targeted, and duplication or gaps in services is minimized.

HOPWA 2000 Performance Charts

Two performance charts help illustrate progress in leveraging resources by providing a means to report on the grantee's progress in obtaining "other" public and private resources that address needs identified in the plan. The HOPWA section of the CAPER also requires that grantees provide a narrative with information on what other resources were used in conjunction with HOPWA-funded activities. These charts provide a method to illustrate this use of other resources in addressing the housing needs of persons living with HIV/AIDS and their families.

Table 4-1 (HUD Chart 1)
Types of Housing Units Dedicated to Persons with HIV/AIDS
FY 2000-01

HOPWA Grantee: **AIDS Services of Austin**

Report covers the period 10/01/2000 to 9/30/2001.

Type of Unit	Number of units with HOPWA funds	Amount of HOPWA funds	Number of units with Grantee and Other funds	Amount of Grantee and other funds	Deductions for units reported in more than one column	TOTAL type of units
1. Rental Assistance	56	\$69,786	16	\$15,378	0	72
2. Short-term emergency housing payments	431	\$279,144	120	\$98,563	0	551
3-a. Units in facilities supported with operating costs	0	0	0	0	0	0
3-b. Units in facilities that were developed with capital costs and opened and served clients.	0	0	0	0	0	0
3-c. Units in facilities being developed with capital costs but not yet opened.	0	0	0	0	0	0
Subtotal	487	\$348,930	136	\$113,941	0	623
Deduction for units reported in more than one category.	0	0	0	0	0	0
TOTAL	487	\$348,930	136	\$113,941	0	623

HOPWA Grantee: **Project Transitions**

Report covers the period 10/01/1999 to 9/30/2000.

Type of Unit	Number of units with HOPWA funds	Amount of HOPWA funds	Number of units with Grantee and other funds	Amount of Grantee and other funds	Deductions for units reported in more than one column	TOTAL type of units
1. Rental Assistance	0	0	0	0	0	0
2. Short-term emergency housing payments	0	0	0	0	0	0
3-a. Units in facilities supported with operating costs	15	\$145,991	7	\$109,502	0	22
3-b. Units in facilities that were developed with capital costs and opened and served clients.	0	0	0	0	0	0
3-c. Units in facilities being developed with capital costs but not yet opened.	0	0	0	0	0	0
Subtotal	15	\$145,991	7	\$109,502	0	22
Deduction for units reported in more than one category.	0	0	0	0	0	0
TOTAL	15	\$145,991	7	\$109,502	0	22

Table 4-2 (HUD Chart 2)
Comparison to Planned Actions Approved in the Consolidated Plan
FY 2000/2001

HOPWA Grantee: **AIDS Services of Austin**
 Report covers the period 10/01/2000 to 9/30/2001.

Type of Unit:	Estimated Number of Units by type in the approved Consolidated Plan/Action Plan for this operating year	Comment on comparison with actual accomplishments
1. Rental Assistance	NA	56
2. Short-term or emergency housing payments	NA	431
3-a. Units in facilities supported with operating costs	0	0
3-b. Units in facilities that were developed with capital costs and opened and served clients.	0	0
3-c. Units in facilities being developed with capital costs but not yet opened.	0	0
Subtotal	NA	487
Deduction for units reported in more than one category.	0	0
TOTAL	NA	487

NOTES:

- Case managers who review client requests for housing assistance examine actual unmet need of the client. For those clients who can pay part of their monthly rent, mortgage, or utility payment(s), the case manager will approve payment(s) on behalf of the clients to landlords, utility companies, etc. in an amount that equals the actual unmet need.

Name of HOPWA Grantee: **Project Transitions**
 Report covers the period 10/01/2000 to 9/30/2001.

Type of Unit:	Estimated Number of Units by type in the approved Consolidated Plan/Action Plan for this operating year	Comment on comparison with actual accomplishments
1. Rental Assistance	0	0
2. Short-term or emergency housing payments	0	0
3-a. Units in facilities supported with operating costs	N/A	15
3-b. Units in facilities that were developed with capital costs and opened and served clients.	0	0
3-c. Units in facilities being developed with capital costs but not yet opened.	0	0
Subtotal	N/A	15
Deduction for units reported in more than one category.	0	0
TOTAL	N/A	15

NOTES:

- Case managers who review client's requests for housing assistance with supportive services examine actual unmet need of the client. Those who can pay part of their monthly rent are charged rent on a sliding-fee scale in accordance with applicable poverty guidelines. The resulting program income is retained by the subcontractor and used to provide additional services to clients.
- The Consolidated Plan did not establish a goal for the number of housing units but people served instead. The actual number of housing units with supportive services totaled fifteen (15).
- The subcontractor was able to provide housing with supportive services to 27 unduplicated clients instead of the 17 projected. This was a result of the clients' needs for housing assistance often being for a shorter duration than projected, thereby decreasing the cost to serve each client.

Emergency Shelter Grant Summary



Chapter Five



CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

CHAPTER 5: EMERGENCY SHELTER GRANTS (ESG) PROGRAM

Summary of Accomplishments, FY 2000-01

The City of Austin's Emergency Shelter Grant (ESG) Program is one part of a variety of homeless programs serving the Austin area. For a complete description of those programs, please refer to the Continuum of Care chapter.

In FY 2000-2001, the ESG program provided 1409 unduplicated individuals with emergency services. The goal in the Consolidated Plan was 938.

Of \$287,000 budgeted, \$398,879 was spent. There is a difference in the figures as a result of an overlap of contract years within the federal or City of Austin fiscal year that runs October to September. In order to align the ESG contract year with the City fiscal year, the length of the ESG '00-'02 contract year was reduced to 8 months. The contracts therefore were from February 2001 through September 2001. Therefore the \$398,879 figure is a combination of 4 months of the ESG '99-'01 contract (October '00-January '01) and the full 8 month contract for ESG '00-'02 (February '01- September '01).

Emergency Shelter Grant Programs Actual Results Compared to Proposed Goals, FY 2000-01

Program	GOAL Funding	GOAL Production	ACTUAL Funding	ACTUAL Production	Difference: Result to Goal Funding	Difference: Result to Goal Production
Prevent Homelessness	\$10,000	198	\$12,704	133	+\$2,704	-65
Provide Shelter	\$183,600	251	\$277,059	420	+\$93,459	+169
Provide Support Services	\$86,400	489	\$99,450	856	+\$13,050	+367
ESG Administration	\$7,000	NA	\$9,666	NA	+\$2,666	NA
Total	\$287,000	938	\$398,879	1409	+\$111,879	+471

NOTE: All funds will be expended over two-year contract grant cycle.

Federal Requirements: A description of the extent to which activities supported directly with ESG funds addressed homeless and homeless prevention goals, objectives, and priorities established in the Consolidated Plan, and if applicable, the Continuum of Care Plan.

Accomplishments under the Emergency Shelter Grant during FY 2000-01:

Objective #1: Prevent Homelessness (IDIS Project #22)

Action Plan Goal: The one year goal under the City of Austin Emergency Shelter Grant program was to provide emergency assistance to approximately 198 individuals who were at risk of becoming homeless due to eviction, foreclosure, termination of utility services or temporary financial problems. Priority was given to projects that help individuals with rent and utility payments, legal advocacy and tenant-landlord mediation.

Accomplishments/Status of Activity:

During FY 2000/01, three homeless service agencies used ESG funds to provide homeless prevention services to 133 unduplicated persons. Forty-six persons received prevention assistance with ESG 1999-01 funds (\$2,704), and 87 persons with 2000-02 funds (\$10,000). Homeless prevention services included emergency financial assistance to prevent eviction from housing, including rent and utility assistance, as well as life skills training, workshops on budgeting and money management, and landlord/tenant mediation. Funding was also used to help persons at risk of becoming homeless to pay security deposits or first month's rent for permanent housing. A total of \$12,704 of ESG funds were used to support this activity and also leveraged with other public and private funds. While all the three service providers met their annual objectives, the overall Action Plan goal was not met. This discrepancy can be explained by the fact that the Action Plan goals are set prior to knowing what the service provider annual objectives will be.

Objective #2: Conduct Outreach, Intake, and Assessment to Better Address the Needs of Homeless Persons

Emergency Shelter Grant Program: City of Austin FY 2000-01 Emergency Shelter Grant Program funds were not used to support this objective. It was funded from local funds that resulted in serving approximately 2,000 homeless mentally ill persons with screening and referral services. (See Chapter 1-Continuum of Care for additional information.)

Objective #3: Provide adequate shelter and housing so that no person is turned away due to a lack of space (IDIS Project #20)

Action Plan Goal: The one-year goal was to provide temporary emergency shelter and transitional housing to homeless persons as follows:

Emergency Shelter: The one-year goal was to provide temporary, emergency shelter and supportive services to 243 homeless households, including shelter for families with children, single adults, and homeless youth. The amount of ESG funding allocated to the operation and maintenance of emergency shelter in FY 2000/01 was \$153,200.

Transitional Housing: The one-year goal was to provide transitional housing to 8 homeless households. The amount of ESG funding allocated for transitional housing in FY 2000/01 was \$30,400.

Accomplishments/Status of Activity:

Emergency Shelter: During FY 00/01, 406 persons were provided temporary, emergency shelter with supportive services, 97 individuals with ESG 1999-01 funds (\$75,714), and 309 with ESG 2000-02 funds (\$153,199). A total of \$228,913 in ESG funds was expended during the fiscal year for this activity.

Transitional Housing: Because of the enormous need for transitional housing, Emergency Shelter Grant funds were allocated to support this service. Eleven homeless veterans received transitional housing as a result of ESG funding, 3 with ESG 1999-2001 funds (\$17,746) and 11 with ESG 2000-02 (\$30,400) funds. ESG funding expended during the fiscal year on this activity totaled \$48,146.

Emergency Shelter and Transitional Housing: A total of \$277,059 was spent to serve 417 people.

Objective #4: Provide Supportive Services to Help Homeless Persons Achieve their Maximum Potential (IDIS Project #21)

Action Plan Goal: The one-year goal under the City of Austin Emergency Shelter Grants Program was to provide essential services to 489 households. These services include health care, case management, childcare, mental health care, housing assistance and placement, employment training and placement, and life skills training.

Accomplishments/Status of Activity:

A total of 856 homeless individuals received essential services through the Emergency Shelter Grants funding during the fiscal year. Of these, 54 were served with 1999-01 ESG funds, while 802 were assisted with 2000-02 ESG funds. Altogether, \$13,050 in 1999-01 ESG funds and \$86,400 from the 2000-02 grant were used to provide case management to homeless youth, employment counseling and job search assistance, child care, and health care to homeless families and individuals. Funds also supported individual and family therapy for homeless adults and a revolving loan fund to help link homeless persons with employment to permanent housing. Total funds were \$99,450.

ESG Program Administration (IDIS Project #42):

A total of ESG funds were expended in FY 2000-01 was \$9,666 to support the administration of these programs.

Table 5-1: ESG MATCH CONTRIBUTIONS, FY 2000-01

TABLE ONE: LAST FOUR MONTHS (10/01/00 thru 01/31/01) OF ESG CONTRACT PERIOD 02/01/00 through 01/31/01:
 NON-ESG MATCHING FUNDS EXPENDED FROM 10/01/00 THROUGH 01/31/01

ESG-FUNDED CONTRACTOR	ESG GRANT AWARD (2/1/00-1/01)	NON-ESG FUNDS (2/00- 01/31/01)	Salaries	Volunteer	Lease or Rent	Utilities	Equip. Rental	Other- Operat. Costs	Other-Food Assist.	Other-Direct Asst.	Other In- Kind	Other Grants	TOTAL MATCH EXPENDED (10/1/01- 1/31/01)
AIL PREV. & E.S.	\$16,684	\$121,514	\$19,918	\$0	\$0	\$0	\$0	\$26,427	\$0	\$0	\$0	0	\$46,346
Casa Marianella	\$17,259	\$36,880	\$9,344	\$0	\$0	\$0	\$0	\$1,555	\$0	\$0	\$0	0	\$10,899
CATP	\$27,758	\$27,758	\$5,653	\$3,600	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	\$9,253
CAHA	\$9,114	\$10,236	\$7,736	\$0	\$0	\$0	\$0	\$0	\$0	\$2,500	\$0	0	\$10,236
CPH	\$30,400	\$30,400	\$29,080	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	\$29,080
Life Works O. & M.	\$24,753	\$28,607	\$24,196	\$0	\$0	\$0	\$0	\$4,827	\$0	\$0	\$0	0	\$29,023
Life Works ESNTL SVCS.	\$3,854	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	\$0
Life Works TRANS. HSG.	\$8,010	\$8,010	\$5,734	\$0	\$0	\$0	\$0	\$3,019	\$0	\$0	\$0	0	\$8,753
Sal. Army PREVENTION	\$4,500	\$4,500	\$0	\$0	\$0	\$4,500	\$0	\$0	\$0	\$0	\$0	0	\$4,500
Sal. Army ESNTL. SVCS.	\$17,782	\$17,782	\$0	\$0	\$0	\$0	\$0	\$0	\$17,782	\$0	\$0	0	\$17,782
Salvation Army O.& M.	\$30,121	\$30,121	\$0	\$0	\$0	\$30,121	\$0	\$0	\$0	\$0	\$0	0	\$30,121
Safe Place O. & M.	\$16,329	\$16,329	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,329	0	\$16,329
Safe Place O. & M.	\$36,979	\$36,979	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,979	0	\$36,979
HHSD Clinic	\$36,456	\$36,456	\$36,456	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	\$36,456
TOTAL	\$279,999	\$405,572	\$138,117	\$3,600	\$0	\$34,621	\$0	\$35,828	\$17,782	\$2,500	\$53,308	\$0	\$285,756

TABLE TWO: EIGHT MONTH (02/01/01 thru 09/30/00) ESG CONTRACT PERIOD
 NON-ESG MATCHING FUNDS EXPENDED 02/00 THROUGH 09/30/00

ESG-FUNDED CONTRACTOR	ESG GRANT AWARD (2/1/0000- 1/31/01)	NON-ESG MATCH (02/00- 01/01)	Salaries	Volunteer (\$5/hr.)	Lease or Rent	Utilities	Equip. Rental	Other- Operating Cost	Other-Food Assist.	Other-Direct Asst.	Other In- Kind	Other Grants	TOTAL MATCH EXPENDED
Casa Marianella	\$26,285	\$26,285	\$29,737	\$0	\$0	\$0	\$0	\$383	\$0	\$0	\$0	\$0	\$ 30,121
CAHA	\$9,114	\$9,114	\$6,005	\$0	\$0	\$0	\$0	\$3,109	\$0	\$0	\$0	\$0	\$ 9,114
CPH	\$30,400	\$30,400	\$30,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 30,400
Life Works E.S.-O. & M.	\$43,160	\$37,303	\$20,905	\$0	\$0	\$0	\$0	\$6,746	\$0	\$0	\$0	\$0	\$ 27,651
Life Works ESNTL SVCE.	\$8,010	\$8,010	\$12,253	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 12,353
Push-Up Foundation	\$37,577	\$37,577	\$6,295	\$0	\$0	\$18,928	\$0	\$12,355	\$0	\$0	\$0	\$0	\$ 37,577
Sal. Army PREVENTION	\$4,500	\$4,500	\$0	\$0	\$0	\$4,500	\$0	\$0	\$0	\$0	\$0	\$0	\$ 4,500
Sal. Army ESNTL. SVCS.	\$17,782	\$17,782	\$11,855	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 11,855
Legal Aid E.S./Prvntn.	\$15,620	\$15,620	\$15,620	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 15,620
Safe Place O. & M.	\$16,329	\$16,329	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$16,329	\$0	\$ 16,329
Safe Place O. & M.	\$34,766	\$34,766	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$ 34,766	\$0	\$ 34,766
HHSD Clinic	\$36,456	\$36,456	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0	\$0	\$ 36,456
TOTAL	\$ 279,999	\$ 274,142	\$ 133,069	\$0	\$0	\$ 23,428	\$0	\$ 22,593	\$0	\$0	\$ 51,095	\$0	\$ 266,741

Public Participation



Chapter Six



CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT

CHAPTER 6: PUBLIC PARTICIPATION REQUIREMENTS

In accordance with regulations of the U.S. Department of Housing and Urban Development, the City of Austin prepared a draft FY 2000-01 Consolidated Annual Performance and Evaluation Report (CAPER) describing the City's accomplishments in housing and community development from October 1, 2000 through September 30, 2001.

The draft is currently available to the public for review and written comment from November 21 through December 5, 2000 at the Main Library, City neighborhood centers, the Austin Housing Authority administrative offices, and the City's Neighborhood Housing and Community Development Office. Copies were distributed to members of the City Council and Community Development Commission. Notification of this comment period appeared in the Austin American Statesman on November 5, 2001, and two weekly newspapers that target minority residents – *La Prensa* on October 29, 2001 and *NOKOA* on November 1, 2000. These procedures are in accordance with the federally required and Council-adopted Citizen Participation Plan.

This CAPER is organized to reflect the needs, strategies, and objectives described and presented in Austin's Consolidated Plan, 2000-05 and the 2000-01 Action Plan. The City of Austin receives funding from HUD under four formula grant programs: Community Development Block Grant, HOME Investment Partnerships Program, Emergency Shelter Grant, and Housing Opportunities for People with AIDS. Funding commitments and expenditures are described for each of these grant programs; monies discussed include FY 2000-01 awards, carryover funds, and program income. Summaries of accomplishments for each priority need are discussed in detail in narrative. See tables at the end of each chapter for summary information. Maps showing the geographic distribution of investment and census tract information are included in Appendix III.

After formal submission to HUD on December 31, 2001, the final CAPER will be available for public review at the Main Library, City neighborhood centers, the Austin Housing Authority administrative offices, and the City of Austin Neighborhood Housing and Community Development office. The required Integrated Disbursement and Information System (IDIS) reports are also available for review at those locations and copies upon request from the City of Austin, Neighborhood Housing and Community Development Office at 512-974-3100. Copies of the CAPER are distributed to members of the City Council and Community Development Commission.

Financial Reports



Appendix I



APPENDIX I:
Summary of Funds Available, Committed, and Expended by Grant, FY 2000-01

Fund Source	Activity/Program	Total Amount Available	Total Commitments	Expenditures	Priority Level	Geographic Location of Expenditures
HOME	<u>Rental Housing</u>					
	Rental Housing Development Assistance	\$2,571,673	\$1,592,650	\$1,360,960	High	City wide
	Anderson Hill	\$187,749	\$187,749	\$0		
	Tenant Based Rental Assistance	\$570,453	\$570,453	\$291,453	High	NA
	Community Housing Development Organizations	\$600,621	\$600,621	\$500,000	High	Map 1
	Acquisition and Development	\$136,644	\$136,644	\$0		
	<u>Assisted Housing</u>					
	Transitional Housing	\$107,549	\$0	\$0		
	<u>First-Time Homebuyer Housing</u>					
	Acquisition and Development	\$285,799	\$285,789	\$238,789	High	Map 1
	Community Housing Development Organizations	\$1,724,330	\$1,673,999	\$523,149	High	City wide
	Down Payment Assistance	\$1,428,657	\$1,383,250	\$626,706	High	City wide
	Anderson Hill	\$2,192,936	\$2,192,936	\$37,268	High	Map 1
	<u>Owner-Occupied Housing</u>					
	Moderate Rehabilitation	\$172,196	\$3,220	\$3,220	High	Map 1
	<u>Administration</u>					
	Administration	\$379,837	\$379,837	\$323,752	NA	NA
	TOTALS FOR HOME	\$10,358,444	\$9,007,148	\$3,905,297		
CDBG	<u>Rental Housing</u>					
	Acquisition and Development	\$501,795	\$350,183	\$280	High	City wide
	Architectural Barrier Removal	\$485,249	\$250,000	\$121,803	High	City wide
	Community Housing Development Organizations	\$93,798	\$0	\$0	High	Map 1
	Rental Housing Development Assistance	\$895,184	\$583,594	\$12,018		
	<u>First-Time Homebuyer Housing</u>					
	Acquisition and Development	\$706,053	\$496,343	\$496,343	High	Map 1
	<u>Owner-Occupied Housing</u>					
	Moderate Rehabilitation	\$1,007,612	\$844,271	\$233,000	High	Map 1
	Rate Buy-Down	\$600,000	\$0	\$0		
	Emergency Repair Program	\$1,000,000	\$1,000,000	\$875,146	High	City wide
	Architectural Barrier Removal	\$1,815,776	\$1,108,029	\$830,338	High	City wide
	<u>Economic Development</u>					
	Neighborhood Commercial Management Program	\$789,040	\$352,172	\$352,172	High	Map 2
	East 11th and 12th St. - Redevelopment Program	\$936,256	\$801,184	\$568,180	High	Map 1
	East 11th and 12th St. - Historical Preservation	\$350,711	\$349,970	\$348,004	High	Map 1
	East 11th and 12th St. - Acquisition	\$230,901	\$77,432	\$72,949	High	NA
	East 11th and 12th St. - Clearance and Demolition	\$65,000	\$35,200	\$13,310	High	NA
	East 11th and 12th St. - Relocation	\$10,014	\$0	\$0	High	NA
	East 11th and 12th St. - Debt Service	\$501,790	\$501,790	\$228,788	High	NA
	Microenterprise Technical Assistance	\$353,440	\$191,574	\$180,465	High	City wide
	Community Development Bank	\$78,000	\$50,000	\$0	High	City wide
	Small Minority Business Assistance	\$354,496	\$207,691	\$89,622	High	City wide
	Business Assistance Center	\$799,636	\$799,636	\$398,384	High	City wide
	<u>Public Facilities</u>					
	Public Facilities	\$1,345,647	\$1,082,095	\$384,311	High	NA
	Millennium Youth Entertainment Center - Debt Service	\$390,829	\$347,283	\$347,283	High	NA
	Homeless Facilities	\$2,100,146	\$2,100,146	\$1,606,625	High	NA
	Child Care Facilities	\$866,455	\$866,455	\$642,257	Medium	Map 1
	<u>Public Services</u>					
	Neighborhood Support Program	\$312,028	\$159,191	\$125,353	High	Map 1
	Fair Housing and Tenant Counseling	\$304,202	\$255,000	\$245,894	High	City wide
	Child Care Services	\$934,730	\$934,730	\$748,579	High	City wide
	Senior Services	\$151,917	\$151,917	\$130,000	Medium	City wide
	English as a Second Language	\$100,000	\$100,000	\$0	High	City wide
	Youth Services	\$305,945	\$109,938	\$73,029	High	City wide
	Voluntary Compliance Agreement	\$23,997	\$15,312	\$15,312	High	City wide
	Community Services	\$102,615	\$60,205	\$40,340	High	City wide
	<u>Administration</u>					
	East 11th and 12th St. - Administration/Planning	\$391,308	\$391,203	\$223,382	Med./High	NA
	Housing Information Referral Services	\$59,459	\$41,784	\$26,027	High	City wide
	Administration	\$2,038,850	\$1,761,339	\$1,761,339	NA	NA
	TOTALS FOR CDBG	\$21,002,879	\$16,375,667	\$11,190,533		

APPENDIX I:
Summary of Funds Available, Committed, and Expended by Grant, FY 2000-01

Fund Source	Activity/Program	Total Amount Available	Total Commitments	Expenditures	Priority Level	Geographic Location of Expenditures
ESG	Homeless Prevention	\$14,412	\$14,412	\$12,355	High	City wide
	Homeless Services	\$113,395	\$113,395	\$84,057	High	City wide
	Emergency Shelter	\$308,906	\$308,906	\$250,797	High	City wide
	Administration	\$9,491	\$9,491	\$9,491	NA	NA
	Totals for ESG	\$446,204	\$446,204	\$356,700		
HOPWA	Rent, Mortgage, and Utility Asst.	\$1,042,060	\$1,042,060	\$792,843	High	City wide
	Supportive Services	\$269,456	\$269,456	\$22,790	High	City wide
	Administration	\$45,563	\$45,563	\$42,801	NA	NA
	Totals for HOPWA	\$1,357,079	\$1,357,079	\$858,434		

ESG and HOPWA expenditures are based on IDIS draws as of September 30, 2001.

**APPENDIX I:
Summary Table- Transfer of Funds**

SOURCES

USES

<u>Activity</u>	<u>Program</u>	<u>Funding Source</u>	<u>Amount</u>	<u>Activity</u>	<u>Program</u>	<u>Funding Source</u>	<u>Amount</u>
<i>Budget Amendment Notification April 4, 2001</i>							
Rental Housing	Acquisitions and Development	HOME	27,000	Assisted Housing	Tenant Base Rental Assistance	HOME	367,000
	CHDO Rental	HOME	170,000				
	Rental Housing Development assistance	HOME	170,000				
<i>Reprogramming of \$706,508 on July 19, 2001</i>							
Assisted Housing	Tenant Based Rental Assistance	CDBG	367,000	Public Facilities	Homeless Shelter ARCH Interim Shelter	CDBG	552,000
Rental Housing	Rental Housing Development Assistance	CDBG PI	185,000				
Rental Housing	Rental Housing Development Assistance	CDBG PI	10,487	Public Facilities	Homeless Shelter Women & Children's Shelter	CDBG	127,941
Small Business Development	Small Business Assistance Center	CDBG	25,000				
Public Service	Youth Support	CDBG	6,518				
	Neighborhood Support Program	CDBG	10,106				
	Senior Services	CDBG	830				
	Community Policing	CDBG	75,000				
Public Service	Neighborhood Support Program	CDBG	26,567	Public Service	Youth Support Program	CDBG	26,567
<i>Budget Amendment August 29, 2001</i>							
Rental Housing	Rental Housing Development Assistance	HOME	310,000	Owner Occupied	Acquisition and Development	HOME	310,000

Integrated Disbursement and Information System (IDIS)



Appendix II



APPENDIX II

INTEGRATED DISBURSEMENT AND INFORMATION SYSTEM (IDIS)

AVAILABILITY OF IDIS REPORTS

Federal regulations require that the following four IDIS reports be made available to the public.

Summary of Accomplishments (C04PR23) presents data on CDBG/HOME activity counts and disbursements by priority need categories. It also contains data on CDBG accomplishments by various units of measure and housing units by racial/ethnic categories and HOME housing units by various income groups.

Consolidated Annual Performance and Evaluation Report (C04PR06) tracks progress in implementing projects identified in the action plan. This report lists all projects for a plan year in sequence by project number. Disbursements are summarized by program for each project's activities.

Financial Summary Report (C04PR26) provides the key CDBG program indicators. This report shows the obligations and expenditures which the grantee has made for a specified program year. The expenditures are summarized to determine the relevant indicators for low and moderate-income, planning/administration, public service activities, and economic development. (This report contains program year information on statutory requirements regarding overall percentage for low and moderate-income benefit.)

Summary of Activities (C04PR03) lists each CDBG activity which was open during a program year. For each activity the report shows the status, accomplishments, program year narrative and program year expenditures. For each activity the report also shows the activity code regulation cite and characteristics of the beneficiaries.

Due to the volume of these reports, these are not printed in the CAPER. All, however, are available for public review with the CAPER narrative at select neighborhood centers, the administrative offices of the Housing Authority of the City of Austin, the Central Library and the City's Neighborhood Housing and Community Development Office (NHCDO). Copies are also available upon request from NHCDO; please call 512-974-3100 (voice) or 512-974-3102 (TDD).

PROGRESS REPORT

Prior to 1999, the City of Austin did not enter complete and comprehensive information on its activities in IDIS. The City recognized the importance of developing and maintaining accurate and complete data in IDIS. With the support of HUD staff, both in the area office in San Antonio and Washington, D.C. headquarters, NHCD undertook an intensive effort to correct information in the database and improve recording of information for new activities.

All activities funded in FY 2000-01 were entered and narrative completed in IDIS. Staff also instituted a system that requires IDIS entry prior to payment to ensure that IDIS reflects all activities funded with grant funds. Federal funds are drawn down regularly, instead of quarterly or annually, as

occurred in the past. Both program and administrative staff use an Access database designed by NHCD staff to collect and track program performance.

In addition to current-year activities, a team of permanent and temporary staff worked to collect, verify and reconcile financial and non-financial information by program in the existing IDIS database. More than 2,700 entries comprise Austin's IDIS database; of those, more than 2,100 entries have been closed or cancelled as part of this cleanup effort. For the first time, Austin's database currently reflects all federally funded activities that require reimbursement from HUD.

Geographic Distribution of Expenditures by Grant Program



Appendix III



CDBG and HOME Priority Areas

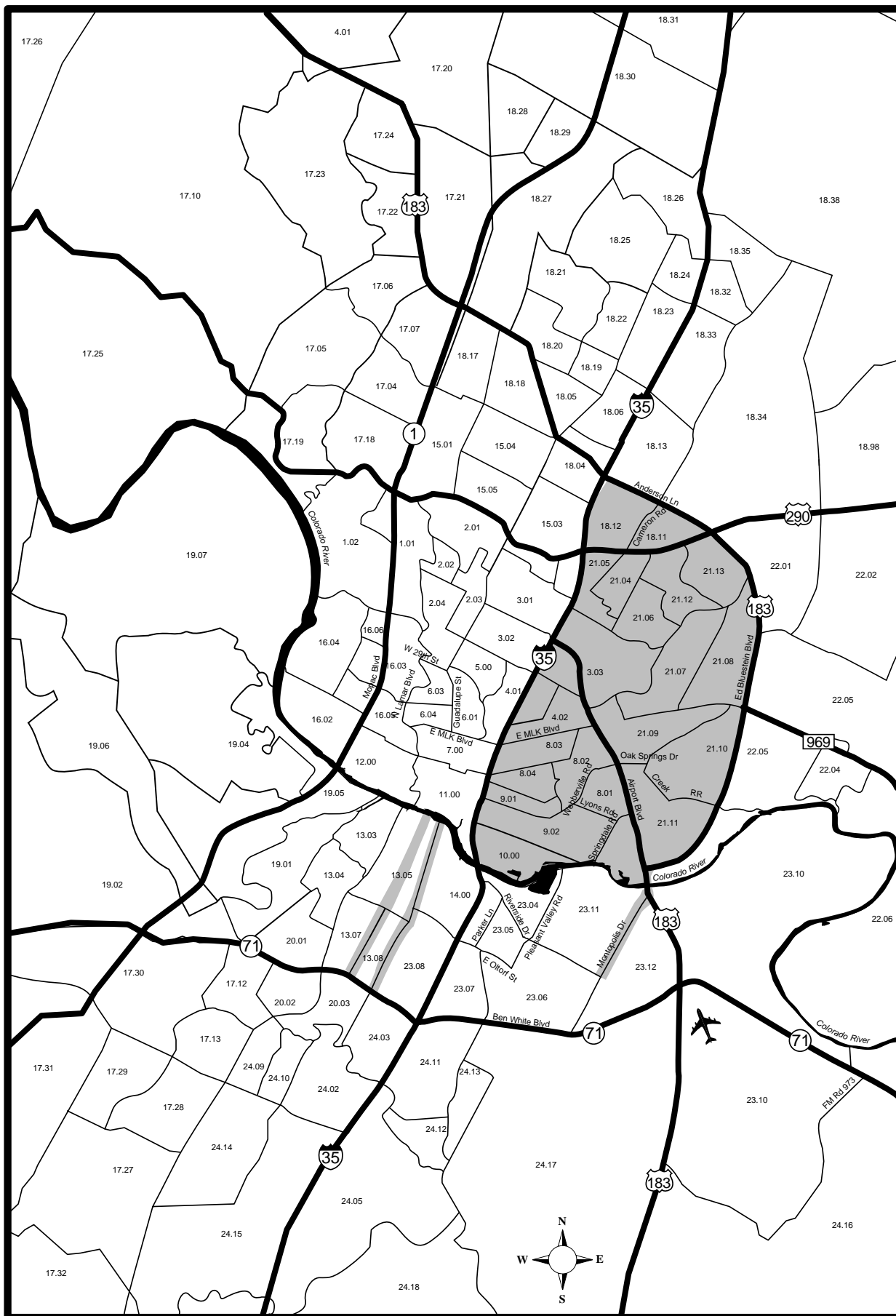
INSET



Source: Community 2020 (1990 Census)

Commercial Management Priority Areas

Includes South Congress, South 1st Street and Montopolis Corridors



Source: Community 2020 (1990 Census)

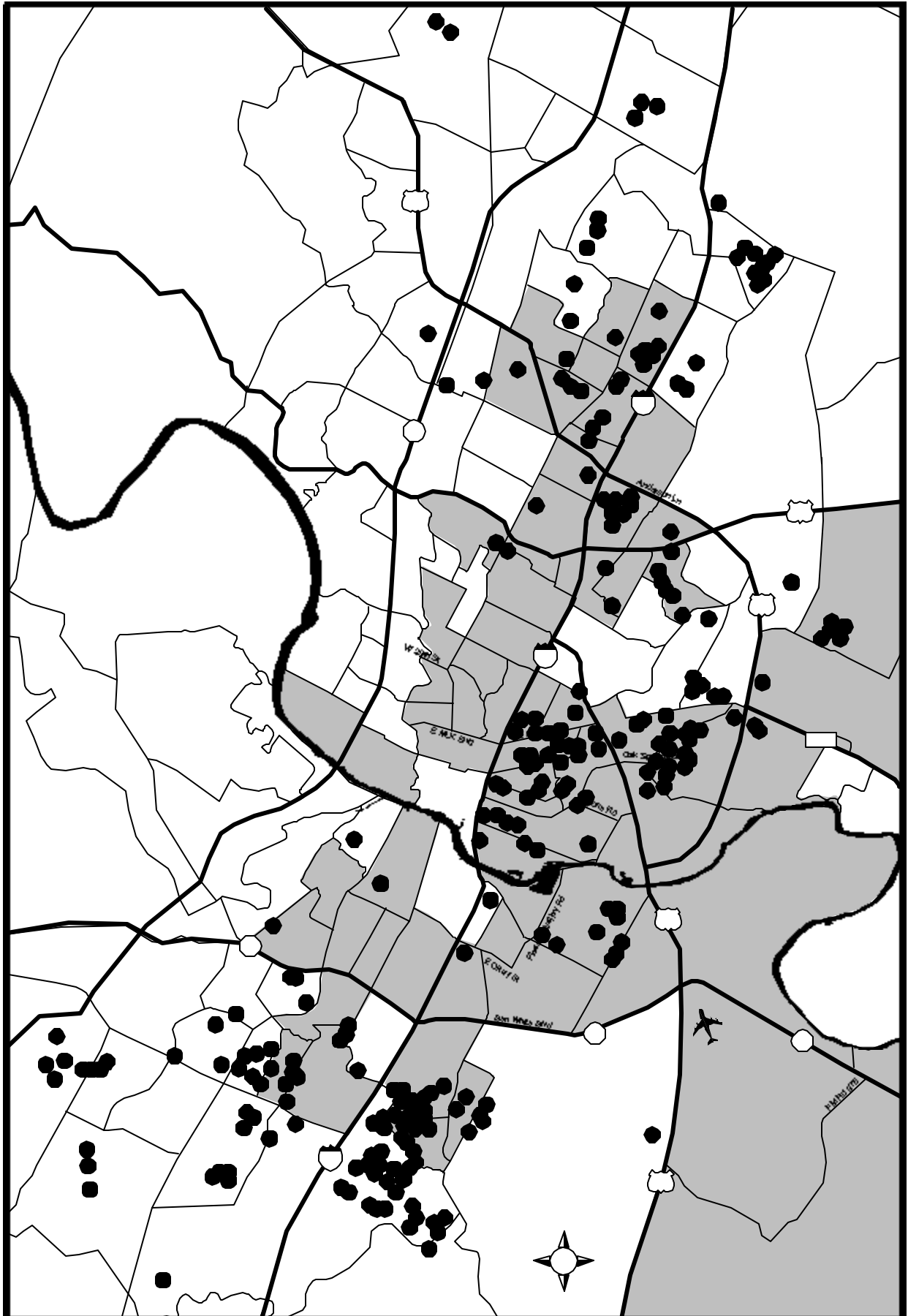
CDBG Program Expenditures

■ Census Tracts where 50% or more of the population earn low to moderate incomes.



HOME Program Expenditures

■ Census Tracts where 50% or more of the population earn low to moderate incomes.



Requests for Letters of Consistency



Appendix IV



APPENDIX IV:
Requests for Letters/Certificates of Consistency with the Consolidated Plan, FY 2000-01

Name of Project	Project Description	Project Address	Program	Requester
Springdale Estates	43 units of affordable rental housing with support services	1000 Springdale Rd.	Low-Income Housing Tax Credits	Amerisouth Realty Group
The Arbors at Creekside	176 units of affordable rental housing	1022 Clayton Lane	Low-Income Housing Tax Credits	Insite Housing Partners
Creekview Townhomes	166 rental units	Samsung Boulevard, South of Parmer Lane	Low-Income Housing Tax Credits	Realtex Development
Woodway Village	160 rental units	4500-4501 Nuckles Crossing	Low-Income Housing Tax Credits	Richco Rinehart Investments, L.L.C.
Grant Neighborhood Condominium Community	164 units of affordable owner-occupied housing	3700 Goodwin Avenue	Federal Home Loan Bank Grant	Grant Community Development Corporation
Woodway Square Apartments	240 unit multi-family development	1700 Teri Road	Low-Income Housing Tax Credits	Teri Road Partners, Ltd.
Elmo Senior Development	80 units of Affordable senior rental housing	4503 E. St. Elmo Road	Low-Income Housing Tax Credits	KRR Construction, Inc.
Stoneridge Townhomes	210 units of affordable rental housing	6422 E. Martin Luther King Blvd.	Low-Income Housing Tax Credits	D.W.Sowell Development, Ltd.
Jordan's Creek	216 units of affordable housing	Dessau Road near Howard Lane	Low-Income Housing Tax Credits	Vestcor Development Corporation
Private Enforcement Initiative	Heighten public awareness of housing discrimination	Austin Metropolitan Statistical Area	HUD Private Enforcement Initiative	Austin Tenant's Council
Charles Place	16 unit low-income disabled housing with supportive services	1317-1319 Lamar Square Drive	HUD Section 811	Mary Lee Foundation
To be determined	54 unit low-income elderly housing with supportive services	2.6 acres bounded by Lyons, Pleasant Valley, and Webberville Roads	HUD Section 202	Family Eldercare
Stonebridge Apartments	280 units of rental housing	2201 Montopolis drive	Low-Income Housing Tax Credits	Stonebridge Park Limited Partnership
To be determined	4-person group for persons with disabilities	3213 Cupid Drive	HUD Section 811	Volunteers of America Texas, Inc.
Marshall Apartments	Affordable multi-family housing development	1157 Salina and 1401 East 12th Street	HUD Multifamily Drug Elimination Grant	EA 2000 L.L.C.
Housing and Media	Community Youth Development Initiative	Guadalupe Neighborhood	HUD Community Outreach Partnership Centers, New Directions	University of Texas Urban Issues program
Casa Verde Builders	Youth Building program	216 East 4th Street	HUD Youth Build program	American youth Works
Cottage Community	30 unit permanent affordable rental housing	10300 Dessau road	Texas Department of Housing and Community Affairs HOME funds	Community Partnership for the Homeless
Resident Opportunities and Self-Sufficiency program	Job and small business training, dropout prevention, case mgmt.	1640-B East 2nd Street	HUD Resident Opportunities and Self-Sufficiency Grant	Housing Authority of the City of Austin
To be determined	85 units of single room occupancy housing	1015 West William Cannon Drive	Texas Department of Housing and Community Affairs HOME funds	Foundation Communities/Capital Area Homeless Alliance



The City of Austin does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs and activities. Dolores González is the City's ADA/Section 504 Coordinator. If you have any questions or complaints regarding your ADA/Section 504 rights, please call her at 974-3256 (voice) or 974-2445(TTY).

The City of Austin is committed to compliance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, as amended. This publication is available in alternative formats. Please contact our office at 974-3100 for assistance.

La Ciudad de Austin no permite discriminación sobre la base de incapacidad en la admisión o acceso para, o en el tratamiento o empleo, en sus programas y actividades. Dolores González ha sido designada como la Coordinadora de la ADA/ Sección 504 de la Ciudad de Austin. Preguntas o motivos de quejas sobre sus derechos bajo la ADA/ Sección 504 deben ser dirigidas a la Coordinadora de la ADA/ Sección 504 al 974-3256 (voz) o 974-2445 (TTY).

La Ciudad de Austin está comprometida a cumplir con los requisitos de la Ley Americanos con Incapacidades (ADA) y con la Sección 504 de la Ley de Rehabilitación de 1973, y sus enmiendas. Esta publicación está disponible en formatos alternativos. Para asistencia, por favor llame al 974-3100(voz) o 974-3102.